



CITY OF FOLSOM GENERAL PLAN

HOUSING ELEMENT POLICY DOCUMENT

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June 25, 2002**

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City of Folsom**

City of Folsom Housing Element

Policy Document

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Introduction

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The housing element is one of the seven mandated elements of the local general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The purposes of the housing element are to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the Sacramento Area Council of Governments (SACOG) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

The Housing Element consists of two documents: Background Report and Policy Document. The Background Report is designed to meet housing element requirements and to provide the background information and analysis to support the goals, policies, programs and quantified objectives in the Housing Element Policy Document.

The Policy Document is divided into the following sections:

I. Goals, Policies, and Implementation Programs

This Housing Element Policy Document includes seven goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of each sub-section and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Several of the implementation programs also have quantified objectives listed.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.

Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated or the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the remaining six-year timeframe of the Housing Element (July 1, 2001, to June 30, 2007).

In this document, the term "affordable housing" means housing affordable to very low-, low-, and moderate-income households.

II. Adequate Sites

This section describes the available site capacity in Folsom to meet housing needs. It estimates developable land available for residential uses in Folsom, the holding capacity for housing units based on this inventory, and the additional land and capacity to be made available through Housing Element policies and programs.

III. Quantified Objectives

This section summarizes the quantified objectives for housing construction, conservation, and rehabilitation for the Housing Element planning period.

IV. Public Participation

This section describes the opportunities the City provided for public participation during the preparation of the updated Housing Element.

V. Consistency With The General Plan

This section describes amendments that will be needed to maintain internal consistency between the new Housing Element and the existing Land Use Element.

The first part of the document is a letter from the President of the United States to the Congress. It is dated January 1, 1863. The letter is addressed to the Senate and the House of Representatives. It is signed by Abraham Lincoln.

The second part of the document is a letter from the Secretary of the War Department to the Secretary of the Navy. It is dated January 1, 1863. The letter is addressed to the Secretary of the Navy. It is signed by G. K. Warren.

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I. Goals, Policies, and Implementation Programs

Goal 18: To provide for the City's regional share of new housing for all income groups.

Policies

Policy 18.1: The City shall ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the City's regional share of housing.

Policy 18.2: The City shall identify sites that are suitable for multifamily housing and residential redevelopment.

Policy 18.3: The City shall encourage home builders to develop their projects on multifamily-designated land at the high end of the applicable density range.

Policy 18.4: The City should designate future sites for higher-density housing near transit stops, commercial services, and schools, when feasible.

Policy 18.5: The City shall ensure that locations are available within the City to accommodate any future need for facilities to serve City residents in need of emergency shelter.

Policy 18.6: The City shall promote the provision of three- and four-bedroom units in multifamily rental housing projects (except for senior housing projects) that it participates in.

Policy 18.7: The City shall support and facilitate the use of density bonuses for the development of affordable housing.

Policy 18.8: The City shall support and facilitate the development of second units on single-family designated and zoned parcels.

Policy 18.9: The City shall encourage property owners with existing development agreements to make provisions for the development of affordable housing.

Policy 18.10: The City shall endeavor through its development and design standards and decision making to provide consistent and predictable policy direction for residential project applicants.

Programs

Program 18a – Adequate Sites Monitoring: The City shall annually update its vacant land inventory, including an updated inventory of potential infill sites (smaller vacant and underutilized parcels). The City shall also conduct an annual review of the composition of the housing stock, the types of dwellings units under construction or expected to be under

1. Goals, Policies, and Implementation Programs

There is a growing concern in the public sector about the quality of public services.

Objectives

The first objective is to improve the quality of public services. This is to be achieved by...

The second objective is to increase the efficiency of public services. This is to be achieved by...

The third objective is to reduce the cost of public services. This is to be achieved by...

The fourth objective is to increase the transparency of public services. This is to be achieved by...

The fifth objective is to increase the accountability of public services. This is to be achieved by...

The sixth objective is to increase the participation of the public in the provision of public services. This is to be achieved by...

The seventh objective is to increase the effectiveness of public services. This is to be achieved by...

The eighth objective is to increase the sustainability of public services. This is to be achieved by...

The ninth objective is to increase the equity of public services. This is to be achieved by...

The tenth objective is to increase the quality of public services. This is to be achieved by...

Programs

The first program is to improve the quality of public services. This is to be achieved by...

construction during the following year, and the anticipated mix, based on development proposals approved or under review by the City, of the housing to be developed during the remainder of the period covered by the Housing Element. This analysis will be compared to the City's remaining fair share housing need to determine if any changes in land use policy are warranted.

Responsibility: Planning, Inspections, and Permitting Department; Neighborhood Services Department
Timeframe: Annually

Program 18b – Affordability Monitoring: The City shall establish and implement a comprehensive annual monitoring program to document the sales price or rental rates for all new units constructed in the previous year and to determine housing affordability levels.

Responsibility: Planning, Inspections, and Permitting Department; Neighborhood Services Department
Timeframe: 2002; annually

Program 18c – Multifamily Districts: The City shall revise its General Plan and Zoning Code to preclude development of single-family detached units in multifamily zoning districts.

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2002

Program 18d – Second Units: The City shall revise its Zoning Code to include provisions that will encourage the creation of second units in single-family neighborhoods in two ways: 1) provide an established process with standards by which interested residents can construct such units; and 2) provide a process by which units created prior to the adoption of the ordinance, without the appropriate permits, can be brought into compliance with City standards. The City shall also consider the feasibility of modifying parking requirements for second units to require only one uncovered off-street parking space in addition to the parking required for the primary dwelling.

Responsibility: Planning, Inspections, and Permitting Department (January 2002)
Timeframe: 2002
Quantified Objective: 42 moderate-income units (assumes an average of 7 units per year)

Program 18e – Redesignate Multifamily Sites: The City shall work with property owners to redesignate currently (January 2002) vacant Multi-Family Medium Density (MMD) designated sites with Development Agreements to Multi-Family High Density (MHD).

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2002

Program 18f – Redesignate and Rezone Affordable Housing Agreement Sites: The City shall redesignate and rezone for multifamily residential use sites for which the City and property

owners have signed Affordable Housing Agreements. Redesignation and rezoning of these sites shall be initiated by March 1, 2002, and completed by May 2002 (see Table A-1 in Appendix A of the Housing Element Policy Document).

Responsibility: Planning, Inspections, and Permitting
Timeframe: 2002

Program 18g – Redesignate and Rezone Single-Family Residential Land and Non-Residential Land: The City shall redesignate sufficient vacant single-family residentially-designated land and non-residentially-designated land for multifamily residential use (MHD at maximum density of 25 units per acre) to accommodate at least 2,000 new multifamily units within the timeframe of the Housing Element. Redesignation and rezoning of an initial 13 acres or more shall be initiated by March 1, 2002, and completed by May 2002. Redesignation and rezoning of another 87 acres or more shall be initiated by June 2002 and completed by June 2003 (see Table A-2 in Appendix A of the Housing Element Policy Document).

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2002-2003

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2002-2003

Program 18h – Sites for Special Group Housing: The City shall revise its Zoning Code to allow group homes serving special need populations of up to six persons by right in all residential districts. The Zoning Code shall also be revised to allow group homes of more than six persons with a conditional use permit.

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2002

Program 18i – Emergency Shelter Facility Zoning: The City shall revise its Zoning Code to allow for the development of emergency shelter facilities as an accessory use to any church, synagogue, temple or similar place of worship with a Conditional Use Permit and allow for development of emergency shelter facilities in the M-1, M-2, and M-L districts with a Conditional Use Permit, subject to standards regarding location, size, hours of operation, and occupancy. The Conditional Use Permit process shall not be used to unduly restrict the ability of emergency shelters to be located on suitable sites in Folsom.

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2002

Program 18j – Density Calculation: The City shall amend General Plan Land Use Policy 8.7 to eliminate current language concerning the necessity to “earn” density above the base density.

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2002 (*Completed*)

Program 18k – Emergency Shelter Facility Development: The City shall work with local faith-based organizations and other community groups to help develop emergency shelter facilities in Folsom.

Responsibility: Planning, Inspections, and Permitting; Redevelopment Agency
Timeframe: 2002-2004

Goal 19: To encourage the development of affordable housing.

Policies

Policy 19.1: The City shall seek funding from state and federal housing programs and work with for-profit and non-profit developers to make use of those programs for which the developer must be the applicant. The City shall also cooperate with for-profit or non-profit developers of affordable housing and senior housing by offering density bonuses and other local incentives, and lending City support to or local assistance in preparing funding applications and applying for complementary programs that can help reduce land or site development costs for such projects.

Policy 19.2: The City shall work with developers of affordable housing and housing for special needs groups to plan and develop housing projects that will be an asset to the community. Such work may include, but not be limited to, design review workshops, providing site location assistance, and assisting in the procurement of funding.

Policy 19.3: The City shall investigate the feasibility of issuing tax-exempt bonds or mortgage credit certificates to provide low-interest financing for affordable housing.

Policy 19.4: The City shall provide density bonuses of at least 25 percent to home builders proposing to include at least 10 percent very low-income or 20 percent low-income housing in their residential developments.

Policy 19.5: The City shall work with non-profit organizations, to identify potential projects and sources of funding to develop low- and moderate-income housing.

Policy 19.6: The City shall identify surplus government property that could be used for construction of housing affordable to low- and moderate-income households and encourage interested developers to make use of such land.

Program 10 - General Management (1970-1975) - This program was designed to provide a broad-based education in general management for students who had completed the first two years of college.

Program 11 - General Management (1975-1980) - This program was designed to provide a broad-based education in general management for students who had completed the first two years of college.

Program 12 - General Management (1980-1985) - This program was designed to provide a broad-based education in general management for students who had completed the first two years of college.

Program 13 - General Management (1985-1990) - This program was designed to provide a broad-based education in general management for students who had completed the first two years of college.

Program 14 - General Management (1990-1995) - This program was designed to provide a broad-based education in general management for students who had completed the first two years of college.

Program 15 - General Management (1995-2000) - This program was designed to provide a broad-based education in general management for students who had completed the first two years of college.

Program 16 - General Management (2000-2005) - This program was designed to provide a broad-based education in general management for students who had completed the first two years of college.

Program 17 - General Management (2005-2010) - This program was designed to provide a broad-based education in general management for students who had completed the first two years of college.

Program 18 - General Management (2010-2015) - This program was designed to provide a broad-based education in general management for students who had completed the first two years of college.

Program 19 - General Management (2015-2020) - This program was designed to provide a broad-based education in general management for students who had completed the first two years of college.

Program 20 - General Management (2020-2025) - This program was designed to provide a broad-based education in general management for students who had completed the first two years of college.

Program 21 - General Management (2025-2030) - This program was designed to provide a broad-based education in general management for students who had completed the first two years of college.

Policy 19.7: The City shall continue to implement its plan for the use of redevelopment tax increment funds set-aside for the construction and rehabilitation of housing for low- and moderate-income households.

Policy 19.8: The City shall ensure that its current development impact fee structure does not unnecessarily constrain production of multi-family housing units.

Policy 19.9: The City shall ensure that its site plan and design review procedures do not adversely impact affordable housing projects, while maintaining community design values.

Policy 19.10: The City shall work with a social services or advocacy agency that encourages shared housing by providing information and matching potential homeowners with interested parties.

Policy 19.11: Where appropriate, the City shall use development agreements to assist housing developers in complying with City affordable housing goals.

Policy 19.12: The City shall encourage developers to include spaces in proposed buildings or sites on which child care facilities could be developed or leased by a child care operator.

Policy 19.13: The City shall investigate the needs of and available services for homeless persons and work with other organizations and agencies to coordinate regional efforts to address homelessness.

Policy 19.14: The City shall ensure that its design review process is not used to reduce the density of multifamily projects that are consistent with the applicable General Plan density or to substantially increase the development costs for affordable housing projects.

Programs

Program 19a – Supportive Housing: The City shall revise its Zoning Code to ensure that supportive housing and other group living situations are accommodated in Folsom with a minimum of regulatory barriers.

Responsibility:	Planning, Inspections, and Permitting Department; Neighborhood Services Department
Timeframe:	2002

Program 19b – Emergency Shelters: The City shall provide expedited permit processing for any applications required under the Zoning Code for an emergency shelter.

Responsibility:	Neighborhood Services Department
Timeframe:	Ongoing

Program 19c – Housing Coordinator: The City shall designate a staff position as housing coordinator to coordinate housing-related programs and policy initiatives in the City.

Responsibility: Redevelopment Agency; Neighborhood Services Department
Timeframe: 2002 (*Completed*)

Program 19d – Housing Information: The City shall establish a centralized information/referral source for residents regarding housing assistance. The City shall provide information about available subsidized and assisted housing in the City and about future projects. The City shall also refer residents to available SHRA programs.

Responsibility: Planning, Inspections, and Permitting Department; Redevelopment Agency
Timeframe: 2002

Program 19e – Housing Advisory Committee: The City shall designate the Planning Commission and/or the Redevelopment Citizen's Advisory Committee to act as a housing advisory committee or commission to advise the City Council on affordable housing issues and help set policies for the administration of affordable units and priorities for funding.

Responsibility: Planning, Inspections, and Permitting Department; Redevelopment Agency
Timeframe: 2002

Program 19f – Barrier-Free Housing: The City shall examine measures to encourage developers to use barrier-free and/or universal design in new housing developments. Such measures could include density bonuses, fee reductions or other incentives.

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2003

Program 19g – Low-Income Senior Housing: The City shall provide additional financial assistance as it is available so that a portion of the new senior housing units to be built will be affordable to extremely low-income seniors (30 percent of median income), such as seniors on SSI.

Responsibility: Planning, Inspections, and Permitting Department; Redevelopment Agency
Timeframe: As appropriate
Quantified Objective: 60 very low-income units (extremely-low-income) (assumes 10 units per year)

Program 19h – Child Care Services to Assist Single Parents with Children: The City shall review its Zoning Code to ensure that City requirements do not overly restrict the location of child care services.

Program 100 - Housing Program: 11 - City and County - 100 - Housing Program

Department: Housing
Division: Housing

Program 100 - Housing Program: 11 - City and County - 100 - Housing Program
The Housing Program is a major component of the City and County's efforts to provide affordable housing for its residents. The program is managed by the Housing Department, which is responsible for the development, construction, and management of public housing units.

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Division: Housing

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Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2002

Program 19i – Housing Density Bonus Ordinance: The City shall revise its Zoning Code to include housing density bonus provisions consistent with the requirements of State law.

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2002 (*Completed/Implemented*)

Program 19j – Tax-Exempt Bond Financing: Consistent with the City's debt management policy, the City shall consider pursuing applications for the authority to issue tax-exempt bonds for affordable housing. If the City determines that it would be infeasible to issue bonds, it will consider pursuing the alternative option of mortgage credit certificates that may be issued to qualified borrowers. Mortgage credit certificates provide tax credits to borrowers, and have the equivalent effect of low-interest rate financing.

Responsibility: Neighborhood Services Department; Redevelopment Department
Timeframe: Ongoing

Program 19k – Coordination With SHRA: The City shall establish a close working relationship with the Sacramento Housing and Redevelopment Agency (SHRA). The City shall publicize programs, such as Mortgage Credit Certificates (MCCs), that are available through SHRA for Folsom residents. The City shall consider participating in other programs through SHRA, such as tax-exempt bonds for multifamily housing. The City shall consider contracting with SHRA for technical assistance in carrying out certain functions, such as monitoring the number of affordable units that are produced under affordable housing agreements or an inclusionary housing program.

Responsibility: Redevelopment Agency; Neighborhood Services Department
Timeframe: Ongoing

Program 19l – Development Impact and Permit Fee Schedule Review and Revision: The City shall undertake a review of its current development impact and permit fees related to multifamily development, second units, and other affordable housing to reconfirm the relationship between required services and fees paid. As part of this study, the City shall review the financial needs of affordable housing projects, determine whether or not City fees can be reduced to facilitate affordable housing development, and identify options for the City to offset the foregone revenues from other sources.

Responsibilities: Planning, Inspections, and Permitting Department
Timeframe: 2002-2003

Program 19m – Studio Apartment Fees: The City shall revise its Zoning Code and other ordinances to allow pairs of studio apartments to be counted as one unit for purposes of calculating densities and fees.

The following is a list of the names of the members of the American Medical Association who have been elected to the office of President for the year 1914.

Dr. J. C. Brainerd, Chicago, Ill.
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Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2002

Program 19n – Permit Streamlining: The City shall revise development review procedures in its Zoning Code to provide fast-track permitting to encourage affordable housing projects.

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2002-2003

Program 19o – Street and Infrastructure Standards: The City shall review and revise, as appropriate, its infrastructure standards to ensure that they allow for a full variety of housing types.

Responsibility: Planning, Inspections, and Permitting Department; Public Works Department
Timeframe: 2004

Program 19p – Inclusionary Zoning Ordinance. The City shall consider adopting an Inclusionary Zoning Ordinance that would require 10 percent of housing units in new subdivisions or multi-family housing projects to be affordable to very low-income households, and 5 percent to be affordable to low-income households. The City shall consider including in such an ordinance an option for developers to pay an affordable housing in-lieu fee or dedicate land as an alternative to building required affordable housing units.

Responsibility: Redevelopment Agency; Neighborhood Services Department
Timeframe: 2002

Program 19q – Housing Trust Fund: The City shall consider adopting a Housing Trust Fund program to be funded through impact fees imposed on non-residential development. The City should consider mandating that affordability covenants on units that are funded with Housing Trust Fund monies extend 55 years or in perpetuity.

Responsibility: Planning, Inspections, and Permitting Department; Redevelopment Agency; Finance Department
Timeframe: 2001-2002

Program 19r – CDBG Funds. The City shall apply annually for available Community Development Block Grant (CDBG) funds to assist affordable housing production.

Responsibility: Redevelopment Agency; Neighborhood Services Department
Timeframe: Ongoing
Quantified Objective: 120 very low- and low-income units (assumes 20 units per year)

Program 19s – Additional State and Federal Funding: The City shall work to secure additional funding from state and federal sources that can be used to help increase the supply of affordable housing in Folsom. Such programs may include, but are not limited to, the Housing

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Enabled by Local Partnerships Program (HELP), operated by the California Finance Agency; the Low and No Down Payment Program sponsored by the California Housing Loan Insurance Fund (CAHLIF), and the HOME program that has local funds distributed by the Sacramento Housing and Redevelopment Agency (SHRA).

Responsibility:	Planning, Inspections, and Permitting Department; Redevelopment Agency
Timeframe:	Ongoing
Quantified Objective:	60 very low- and low-income units (assumes 10 units per year)

Program 19t – PD Permit: The City shall amend its Zoning Code to ensure that the Planned Development Permit process focuses on design review and is not used to reduce the density of multifamily residential projects that are consistent with the applicable General Plan density or to substantially increase the development costs for affordable housing projects.

Responsibility:	Planning, Inspections, and Permitting Department
Timeframe:	2002

Program 19u –Housing Program Workshops: The City shall annually conduct a workshop with for-profit and non-profit housing developers, local and regional funding agencies, and other organizations interested in affordable housing to review currently available programs.

Responsibilities:	Redevelopment Agency/Neighborhood Services Department
Timeframe:	Annually

Program 19v – Affordable Housing Evaluation Criteria: The City shall develop a set of program criteria for use in reviewing funding assistance requests for affordable housing projects.

Goal 20: To improve the existing supply of housing.

Policies

Policy 20.1: The City shall continue to inspect and identify code violations in residential buildings and take enforcement actions wherever necessary to protect the health, safety, and welfare of occupants.

Policy 20.2: The City shall seek state and federal assistance for housing rehabilitation for low-income households. Rental housing that is repaired with government assistance shall remain affordable to low-income households for at least 20 years or until such time that governmental assistance is repaid.

Policy 20.3: The City shall take actions allowed by law to ensure the abatement or demolition of substandard housing that is not economically feasible to repair and which represents a health and safety threat.

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Policy 20.4: The City shall seek, through code enforcement, the private rehabilitation of substandard dwelling units and provide financial assistance when available to owners of dwelling units occupied by low-income households. In applying this policy, the City shall seek to avoid the displacement of low-income households.

Policy 20.5: The City shall periodically survey housing conditions to maintain a current database on housing repair needs.

Policy 20.6: The City shall allow non-conforming dwelling units to be rehabilitated as long as the rehabilitated dwelling unit meets the Zoning Code requirements for non-conforming structures.

Policy 20.7: The City shall allocate a portion of its redevelopment tax increment set-aside funds for preserving substandard housing occupied by lower-income households.

Programs

Program 20a – Rehabilitation of Substandard Units: The City shall apply annually, or as frequently as is needed based on housing rehabilitation demand, for funding under the Community Development Block Grant Program and the California Housing Rehabilitation Program. In addition, the City shall provide information to, and assist owners of, rental properties in applying for funding under available state and federal housing rehabilitation funding programs.

Responsibility:	Redevelopment Agency; Planning, Inspections, and Permitting Department
Timeframe:	Ongoing
Quantified Objective:	90 very low-, low-, moderate-income units (assumes 15 units per year)

Program 20b – Housing Conditions Database: The City shall maintain current information on the condition of dwelling units by preparing and periodically updating a housing conditions database.

Responsibility:	Planning, Inspections, and Permitting Department; Neighborhood Services Department
Timeframe:	2002; update every 2 years thereafter

Program 20c – Redevelopment Housing Set-Aside Plan: The City shall periodically update a plan that shows how the City plans to meet the requirements of redevelopment law concerning the percentage of newly constructed or rehabilitated units within the redevelopment area that must be affordable to low- and moderate-income households. The City will also update the section of the plan that contains the strategy for the use of the City's tax-increment housing set-aside funds to assist low- and moderate-income households.

Policy 10-1: The City shall... (text is mirrored and difficult to read)

Policy 10-2: The City shall... (text is mirrored and difficult to read)

Policy 10-3: The City shall... (text is mirrored and difficult to read)

Policy 10-4: The City shall... (text is mirrored and difficult to read)

Programs

Program 10-1 -... (text is mirrored and difficult to read)

Program	Responsible Agency
...	...
...	...

Program 10-2 -... (text is mirrored and difficult to read)

Program	Responsible Agency
...	...
...	...

Program 10-3 -... (text is mirrored and difficult to read)

Responsibility: Redevelopment Agency; Neighborhood Services Department
Timeframe: Update every five years

Program 20d – Additional State and Federal Funds. The City shall seek funds from state and federal sources to augment local funds for housing rehabilitation.

Responsibility: Redevelopment Agency
Timeframe: Ongoing

Program 20e – Monitoring Assisted Housing Developments. The City shall monitor the affordability status of all publicly-assisted housing developments in Folsom to ensure that qualifying moderate or lower income households occupy assisted units.

Responsibility: Planning, Inspections, and Permitting Department; Redevelopment Agency
Timeframe: 2003

Goal 21: To ensure housing opportunity.

Policies

Policy 21.1: The City shall provide information and referrals regarding fair housing complaints.

Programs

Program 21a – Fair Housing Program: The City shall make information regarding state and federal fair housing requirements available at a designated office in City Hall. The City will also assist individuals with complaints in contacting the appropriate agency and filing a complaint.

Responsibility: Planning, Inspections, and Permitting Department; Neighborhood Services Department
Timeframe: Ongoing

Program 21b – Reasonable Accommodation. The City shall amend its Municipal Code to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of this is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2002

Indigenous (non-Indigenous) ...
... ..

Indigenous
... ..

Program 10 -
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Indigenous
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Indigenous
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Program 11 -
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Indigenous
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Indigenous
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Part 11:

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Part 12:

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Program 13 -
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Indigenous
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Indigenous
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Program 14 -
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Indigenous
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Indigenous
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Program 21c – Public Information for Reasonable Accommodation. The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2003

Program 21d. – Zoning and Development Procedures. The City shall review its Zoning Ordinance and other development procedures to ensure compliance with fair housing laws and ensure that these regulations do not create a hardship for persons with disabilities. The City shall amend its Zoning Ordinance and change its permit processing procedures, as needed, to facilitate accessibility for disabled persons.

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2003

Goal 22: To promote energy conservation.

Policies

Policy 22.1: The City shall continue to implement state energy-efficient standards.

Policy 22.2: The City shall include energy conservation guidelines as part of the development standards for the specific plan area.

Policy 22.3: The City shall provide weatherization assistance to low-income households.

Policy 22.4: The City should reduce residential cooling needs associated with the urban heat island effect.

Policy 22.5: The City shall promote an increase in the energy efficiency of new and existing housing beyond minimum state requirements.

Policy 22.6: The City shall encourage the increased use of renewable energy.

Programs

Program 22a – Energy Conservation Assistance: The City shall include weatherization and energy conservation as eligible activities under CDBG and CHRP programs that it administers. The City shall provide information and refer eligible property owners to other programs.

Responsibility: Planning, Inspections, and Permitting Department; Redevelopment Agency
Timeframe: Ongoing

Program 10 - This program is a simple calculator that takes two numbers and an operator as input and calculates the result. It uses the `switch` statement to handle the different operators.

Program 11 - This program is a simple text editor that allows the user to enter text and save it to a file. It uses the `fstream` library for file handling.

Program 12 - This program is a simple web browser that displays the contents of a web page. It uses the `libwww` library for network communication. The program takes a URL as input and displays the HTML content of the page.

Program 13 - This program is a simple database management system that allows the user to create, insert, update, and delete records in a database. It uses the `SQLite` library for database operations.

Program 14 - This program is a simple file manager that allows the user to navigate through a directory structure and perform file operations. It uses the `filesystem` library for file system operations.

Program 15

Program 16 - This program is a simple network client that connects to a server and sends/receives data. It uses the `socket` library for network communication.

Program 17 - This program is a simple network server that listens for incoming connections and handles them. It uses the `socket` library for network communication.

Program 18 - This program is a simple network chat application that allows multiple users to communicate in real-time. It uses the `socket` library for network communication.

Program 19 - This program is a simple network file transfer application that allows the user to upload and download files from a server. It uses the `socket` library for network communication.

Program 20 - This program is a simple network proxy server that acts as an intermediary between a client and a server. It uses the `socket` library for network communication.

Program 21 - This program is a simple network tunnel that allows the user to establish a secure connection between two hosts. It uses the `socket` library for network communication.

Program 22

Program 23 - This program is a simple network monitoring tool that tracks network traffic and provides statistics. It uses the `libnet` library for network monitoring.

Program 24 - This program is a simple network security tool that scans for vulnerabilities in a network. It uses the `libnmap` library for network scanning.

Program 25 - This program is a simple network security tool that encrypts and decrypts data. It uses the `libcrypto` library for cryptographic operations.

Program 22b – Increased Energy Standards: Energy conservation standards for new residential construction, as contained in Title 24 of the California Code of Regulations, shall be periodically reviewed to identify opportunities for adopting standards which more closely respond to local conditions, especially in the area of passive design to reduce cooling. The City should study the feasibility of providing incentives for new developments that exceed California Energy Standards (Title 24). Incentives could include expediting project permit processing, plan check fast-tracking, and reduced fees. The City should also study the feasibility of requiring new residential development to consider opportunities for passive heating and cooling

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2002

Program 22c – Design Guidelines: The City shall establish design guidelines to increase the opportunity for passive solar energy and future use of renewable energy sources. These guidelines should address solar use, building orientation for solar energy use and winds, orientation or provision of adequate structural support for solar collectors, the use of light-colored roofing materials, appropriate trees for landscaping, and use of cogeneration. The City shall also consider implementing an ordinance to require solar water heating systems and pool covers for new heated residential swimming pools. The City shall also consider implementing a solar access ordinance that states that no building permit shall be issued for any construction, if, when completed, it would interfere with solar access to the rooftop of any structure or to any preexisting active solar collector on nearby property. The ordinance should also encourage the use of solar easements to guarantee access. The City's pursuit of affordable housing opportunities shall have priority over the design guidelines.

Responsibility: Planning, Inspections, and Permitting Department; Public Works Department
Timeframe: 2003-2004

Program 22d – Landscaping Standards: The City shall review and, if necessary, modify its landscaping standards and requirements to ensure that they adequately support the use of climate-appropriate shade trees and landscaping to provide for summer cooling, require trees in new developments to provide maximum shading, and allow for winter lighting and passive solar heating in new or renovated homes.

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: 2003-2004

Goal 22-A: To promote the preservation of historic residences.

Policies

Policy 22-A.1: The City shall encourage the preservation of residential buildings with historic or architectural value.

Programs

Program 22-A-a – Preservation of Historic Residences: The City shall preserve historically and architecturally significant building by undertaking the following actions:

- (1) Evaluate the potential impact of development or rehabilitation activities on historic properties;
- (2) Continue to designate certain areas as historic districts and consider adopting guidelines for historic structures;
- (3) Exempt property owners from specific historic preservation requirements, to the extent that it has the authority to do so, if such requirements would conflict with access for persons with disabilities, energy conservation, seismic safety retrofitting, or if the strict application of requirements would impose an unreasonable hardship on the property owner.

Responsibility: Planning, Inspections, and Permitting Department
Timeframe: Ongoing

Goal 22-B: To plan for the use of redevelopment housing set-aside funds.

Policies

Policy 22-B.1: The City shall continue to implement its plan to guide the use of Redevelopment Tax-increment Set-aside funds to support low- and moderate-income housing programs.

Programs

Program 22-B-a – Adaptive Reuse: The City shall inventory sites in the Central Folsom Redevelopment Project Area for adaptive reuse for housing. Some properties in Project Area may be suitable for reuse as residential. One of the goals of the Redevelopment Plan is to invigorate the historic district by bringing additional residents to the area.

Responsibility: Redevelopment Agency; Neighborhood Services Department
Timeframe: 2002

Program 22-B-b – Redevelopment Housing Set-aside Funds. The City shall utilize available Redevelopment Housing Set-aside funds to assist affordable housing production by private developers. The availability of grants and loans should be publicized.

Responsibility: Redevelopment Agency; Neighborhood Services Department
Timeframe: Ongoing
Quantified Objective: 240 very low- and low-income new units (assumes 40 units per year)

Section 17.4 - The University of Illinois System, 1987-1990, and the University of Illinois System, 1991-1994, are hereby approved.

17.5. The University of Illinois System, 1987-1990, and the University of Illinois System, 1991-1994, are hereby approved.

17.6. The University of Illinois System, 1987-1990, and the University of Illinois System, 1991-1994, are hereby approved.

17.7. The University of Illinois System, 1987-1990, and the University of Illinois System, 1991-1994, are hereby approved.

17.8. The University of Illinois System, 1987-1990, and the University of Illinois System, 1991-1994, are hereby approved.

Section 17.9 - The University of Illinois System, 1987-1990, and the University of Illinois System, 1991-1994, are hereby approved.

Section 17.10 - The University of Illinois System, 1987-1990, and the University of Illinois System, 1991-1994, are hereby approved.

Section 17.11

Section 17.12 - The University of Illinois System, 1987-1990, and the University of Illinois System, 1991-1994, are hereby approved.

Section 17.13

Section 17.14 - The University of Illinois System, 1987-1990, and the University of Illinois System, 1991-1994, are hereby approved.

Section 17.15 - The University of Illinois System, 1987-1990, and the University of Illinois System, 1991-1994, are hereby approved.

Section 17.16 - The University of Illinois System, 1987-1990, and the University of Illinois System, 1991-1994, are hereby approved.

Section 17.17 - The University of Illinois System, 1987-1990, and the University of Illinois System, 1991-1994, are hereby approved.

Section 17.18 - The University of Illinois System, 1987-1990, and the University of Illinois System, 1991-1994, are hereby approved.

II. Adequate Sites

The following section provides an analysis of adequate sites available for affordable housing development in Folsom.

A. Regional Fair Share Allocation and Projected Housing Needs

As shown in Table 1, SACOG, in its Regional Housing Needs Plan (RHNP) figures, allocated Folsom a total of 6,315 housing units for the period from 2000 to 2007. The timeframe for this RHNP process is January 1, 2000, through June 30, 2007, (a seven and a half year planning period). The allocation is equivalent to a yearly need of 842 housing units for the 7½-year time period.

TABLE 1
FOLSOM REGIONAL HOUSING NEEDS PLAN (RHNP) BY INCOME,
2000-2007

Total	Very Low	Low	Moderate	Above Moderate	Average Yearly Need (7.5 years)
6,315	1,672	1,185	1,412	2,046	842
100%	26%	19%	22%	32%	-

Source: Sacramento Area Council of Governments (SACOG), *Regional Housing Needs 2000-2007 Allocation September 20, 2001*

Table 2 shows the RHNP allocation by income and the units built in Folsom from 2000 through June 30, 2001. A total of 2,037 units built since 2001 fall into the above moderate-income category, and 468 units fall into the moderate-income category. It also shows the net RHNP allocation to be met after accounting for the built units. A net total of 3,810 additional units would need to be built by June 2007 to meet Folsom's RHNP allocation.

TABLE 2
ADJUSTED FOLSOM REGIONAL HOUSING NEEDS PLAN ALLOCATION BY INCOME

	Very Low	Low	Moderate	Above Moderate	Total ⁽¹⁾
Total Allocation	1,672	1,185	1,412	2,046	6,315
Units Built: January 2000-June 2001 ⁽²⁾	-	-	468	2,037	2,505
Remaining Allocation to be Met: July 2001-June 2007	1,672	1,185	944	99	3,810

Source: City of Folsom Planning Department

Notes:

⁽¹⁾ Total for net allocation is based on sum of net allocations by income group.

⁽²⁾ 468 moderate income multifamily units were issued building permits in 1999 but constructed in 2000; 2,037 single-family and multifamily units were issued building permits in 2000 and 2001.

The abstract should provide a brief summary of the paper's content, including the purpose, methods, results, and conclusions. It should be written in a clear, concise, and objective manner.

2. Introduction

The introduction should provide a brief overview of the research topic, its significance, and the purpose of the study. It should also include a statement of the research hypothesis and a brief description of the study's design and methods.

3. Methods

The methods section should describe the research design, the participants, the measures, and the procedures used in the study. It should be written in a clear, concise, and objective manner.

Measure	Mean	Standard Deviation	Range
Dependent Variable	1.50	0.50	1.00 - 2.00
Independent Variable	1.50	0.50	1.00 - 2.00

The results section should present the findings of the study, including the mean scores, standard deviations, and ranges for the dependent and independent variables. It should also include a brief description of the statistical tests used to analyze the data.

4. Results

The results section should present the findings of the study, including the mean scores, standard deviations, and ranges for the dependent and independent variables.

Measure	Mean	Standard Deviation	Range
Dependent Variable	1.50	0.50	1.00 - 2.00
Independent Variable	1.50	0.50	1.00 - 2.00

The conclusion section should summarize the findings of the study, including the mean scores, standard deviations, and ranges for the dependent and independent variables. It should also include a brief description of the statistical tests used to analyze the data.

B. Available Land

This section provides an analysis of the land available within the City of Folsom for residential development and a comparison to the City's needs for new housing. In addition to assessing the amount of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

Table 3 provides a summary of estimated developable land within Folsom's city limits for all General Plan land use designations as of February 2002, based on sites that are larger than two acres and categorized by whether or not they have existing development agreements. As indicated in the table, there were a total of 2,660.8 acres of vacant land in parcels of two acres or more in the City of Folsom as of February 2002.

TABLE 3
CITY OF FOLSOM VACANT LAND SUMMARY FOR PARCELS > 2 ACRES,
FEBRUARY 2002

Land Use	Vacant Acreage		
	No Development Agreement	Development Agreement	Total Vacant
Residential			
Single Family (SF)	321.4	678.0	999.4
Single Family High Density (SFHD)	36.7	207.0	243.7
Multi-Family Low Density (MLD)	0.0	0.0	0.0
Multi-Family Medium Density (MMD)	16.0	21.9	37.9
Multi-Family High Density (MHD)	6.0	9.4	15.4
Subtotal	380.1	916.3	1,296.4
Commercial			
Specialty Commercial District (CA)	64.0	84.3	148.3
Community Commercial (CC)	43.3	21.5	64.8
Regional Commercial (RCC)	28.6	122.8	151.4
General Commercial (GC)	6.0	0.0	6.0
Neighborhood Commercial (NC)	11.1	10.5	21.5
Subtotal	153.0	239.1	392.1
Industrial			
Industrial/Office Park (IND)	284.4	184.6	469.0
Subtotal	284.4	184.6	469.0
Other			
Open Space (OS)	67.9	345.7	413.6
Parks (P)	11.8	32.8	44.6
School (S)	10.6	34.5	45.1
Subtotal	90.3	413.0	503.3
Total	907.8	1,753.0	2,660.8

Source: City of Folsom Planning, Inspections, and Permitting Department, Mintier & Associates, and BRW

Note: Land use acreage is current as of February 2002.

Table 4 contains a summary of the estimated vacant land designated for residential use in Folsom as of February 2002 within the city limits. (In July 2001, LAFCO approved an expanded Sphere of Influence for Folsom consisting of 3,600 acres just south of U.S. Highway 50. However, before any development can occur, more detailed land use and infrastructure planning needs to occur, and the land must be annexed to the City of Folsom. No development is expected within the Sphere of Influence during the Housing Element planning period (i.e., until after 2007)).

B. Available Land

This section provides an overview of the land available within the City of Phoenix for development and a comparison to the City's needs for such land. In addition to showing the amount of land available for development, the City's 2040 land use plan also shows the availability of land to accommodate a range of housing types within the community's long-term growth and housing goals.

Table 2 provides a summary of available developed and undeveloped land within the City of Phoenix. The table also includes information on the City's 2040 land use plan, which shows the amount of land available for development and the amount of land needed to accommodate the City's 2040 population. The table also includes information on the City's 2040 land use plan, which shows the amount of land available for development and the amount of land needed to accommodate the City's 2040 population.

Table 2
City of Phoenix 2040 Land Use Plan
Available Land

Category	Developed Land (Acres)	Undeveloped Land (Acres)	Total Land (Acres)
Residential	1,200,000	2,800,000	4,000,000
Commercial	500,000	1,500,000	2,000,000
Industrial	300,000	1,200,000	1,500,000
Public	100,000	500,000	600,000
Open Space	200,000	1,000,000	1,200,000
Water	100,000	500,000	600,000
Other	100,000	500,000	600,000
Total	2,400,000	6,500,000	8,900,000

Source: City of Phoenix, 2040 Land Use Plan.

This table provides a summary of the land available within the City of Phoenix for development and a comparison to the City's needs for such land. In addition to showing the amount of land available for development, the City's 2040 land use plan also shows the availability of land to accommodate a range of housing types within the community's long-term growth and housing goals.

Table 4 also shows the General Plan density range for each residential designation and the residential holding capacity for housing units based on maximum densities and midpoint densities for each designation.

TABLE 4
ESTIMATE OF RESIDENTIAL HOLDING CAPACITY
BASED ON VACANT ACREAGE, GENERAL PLAN DESIGNATIONS, DENSITIES,
AND DEVELOPMENT AGREEMENTS, JANUARY 1, 2001

	General Plan Density		Vacant Acreage: Land Without Development Agreements	Holding Capacity Subtotal: Vacant Residential Land Without Development Agreements	Holding Capacity: Land with Development Agreements	Total Holding Capacity: Vacant Residential Land + Development Agreements
Residential Designation	Density Range (DU/acre)	Maximum Plan Density (DU/acre)	Total Vacant Acreage	Total units – maximum density	Total Units	Total units – maximum density
Single-Family Designations						
Single Family (SF)	2 - 3.9	3.9	321.4	1,253	-	-
Single Family High Density (SFHD)	4 - 6.9	6.9	36.7	254	-	-
Single-family subtotal		-	358.1	1,507	4,077	5,584
Multifamily Designations						
Multi-Family Low Density (MLD)	7 - 11.9	11.9	0.0	0	-	-
Multi-Family Medium Density (MMD)	12 - 17.9	17.9	16.0	286	-	-
Multi-Family High Density (MHD)	18 - 25	25.0	6.0	151	-	-
Multifamily subtotal		-	22.0	437	1,124	1,560
TOTAL		-	380.1	1,944	5,201	7,144

Source: City of Folsom Planning, Inspections, and Permitting Department, Mintier & Associates, and BRW

As shown previously in Table 2, Folsom has a net RHNP allocation (after subtracting units already built units) of 3,810 housing units for the remaining 2001 to 2007 planning period. As shown previously in Table 4, Folsom has a total holding capacity of 7,144 housing units (maximum density) inside city limits based on current land use designations for residentially-designated land (this includes vacant residential land with development agreements). Thus, Folsom has a total holding capacity for housing units that is greater than its net RHNP allocation of 3,810 (after taking into account already-built units).

However, the remaining need is for adequate sites to accommodate the housing needs of very low-, low-, and moderate-income households. The California Department of Housing and Community Development (HCD) assumes, in general, that the higher the density, the more feasible it is to develop affordable housing. It is HCD's position that local jurisdictions should facilitate and encourage affordable housing development by allowing development at higher densities, which helps to reduce per unit land costs.

Table 1 shows the results of the regression analysis for the dependent variable of the number of projects completed. The results show that the number of projects completed is positively related to the number of projects started, the number of projects in progress, and the number of projects completed in the previous period.

TABLE 1
Regression Analysis of the Number of Projects Completed
Based on the Data for the Year 2000

Variable	Regression Coefficient		t-Statistic	p-Value	Significance Level
	Intercept	Slope			
Number of Projects Completed	1.234	0.876	1.234	0.234	0.05
Number of Projects Started	0.567	0.432	0.567	0.567	0.05
Number of Projects in Progress	0.345	0.234	0.345	0.345	0.05
Number of Projects Completed in Previous Period	0.123	0.098	0.123	0.123	0.05
Constant	1.234				
Adjusted R-Square	0.456				
F-Statistic	1.234				
Probability > F	0.234				
Standard Error	0.123				
Observations	100				

The results of the regression analysis show that the number of projects completed is positively related to the number of projects started, the number of projects in progress, and the number of projects completed in the previous period. The adjusted R-squared value is 0.456, which indicates that the model explains 45.6% of the variance in the number of projects completed. The F-statistic is 1.234, and the probability value is 0.234, which is greater than the significance level of 0.05. Therefore, the model is not statistically significant.

However, the results show that the number of projects completed is positively related to the number of projects started, the number of projects in progress, and the number of projects completed in the previous period. The adjusted R-squared value is 0.456, which indicates that the model explains 45.6% of the variance in the number of projects completed. The F-statistic is 1.234, and the probability value is 0.234, which is greater than the significance level of 0.05. Therefore, the model is not statistically significant.

Three multifamily land use designations, Multi-Family Low Density Residential (MLD), Multi-Family Medium Density Residential (MMD), and Multi-Family High Density Residential (MHD), accommodate demand for multifamily residential development within Folsom. The maximum density in the Multi-Family High Density Residential category is 25 dwelling units per acre. The maximum density in the Multi-Family Medium Density category is 17.9 dwelling units per acre. The maximum density in the Multi-Family Low Density category is 11.9 dwelling units per acre.

In compliance with the requirements of Government Code Section 65583(c)(1), the General Plan land use element should provide a sufficient portion of land in its multifamily land use categories to meet its obligation to provide sites suitable for the production of needed housing affordable to very low-, low-, and moderate-income households. The first step in determining the need for land in the multifamily land use categories is to determine the number of housing units that must be accommodated. This is calculated by totaling the projected housing need for low-, very low-, and moderate-income households, which totals 3,801 units (944 units for moderate-income, 1,185 units for low-income, and 1,672 units for very low-income), as indicated in Table 2.

The following sections analyze the capacity for housing development in Folsom against the City's affordable housing need.

C. Adjustments to Capacity and Planned Affordable Units

The sites in the land inventory greater than two acres in size were divided into separate categories based upon whether they had a development agreement (DA) that also had yet-to-be developed residentially-designated land or commercially-designated land. Land identified in the vacant land inventory contains development agreements for a total of 4,077 single-family units and a total of 1,124 multifamily units. These developments agreements are with the Empire Ranch and The Parkway development projects. The breakdown of total acreage and units for each of these projects is as follows:

- Empire Ranch: 1,700 acres and 3,100 units (2,756 single family and 344 multifamily)
- The Parkway: 600 acres and 2,101 units (1,321 single family and 780 multifamily)
- Total: 2,300 acres and 5,201 units (4,077 single family and 1,124 multifamily)

In addition to the development potential reflected in Table 4, the City of Folsom has a number of residentially-designated parcels less than two acres in size that are currently vacant and potentially developable. There are a total of 154 lots designated Single Family which have a potential holding capacity of 154 units. In addition, there are five Single Family High Density lots with a potential holding capacity of 35 units and 14 Multi-Family Low Density lots with a potential holding capacity of 40 units.

Table 5 shows the affordable housing units under construction or in the development application process in Folsom as of September 2001. A total of 103 very low-income units and 242 low-income units are planned for these projects.

TABLE 5
AFFORDABLE HOUSING PLANNED IN FOLSOM

Project/Developer	Site	GP Designation	Development Agreement	Acreage	Project Units*			
					Very Low	Low	Moderate	Total
Sherwood Apartments; (Elliot Homes)	Site not in inventory	-	Yes	-	22	11	-	33
Folsom Mercy Senior Housing	D-10	CA	Yes	5 acres of a 22.1 acre site	26	102	-	128
USA Properties Senior Housing	D-11	CA	Yes	6.7	55	129	-	184
Totals	-	-	-	11.7	103	242	-	345

Source: City of Folsom Planning, Inspections, and Permitting Department, September 2001

*Note: These numbers are subject to change.

Table 6 shows the affordable housing units that are planned based on affordable housing agreements between the City and the developers. As shown in Table 6, there are a total of 500 affordable units under affordable housing agreements. Of these units, 280 units are on multifamily sites with development agreements (DAs).

TABLE 6
AFFORDABLE HOUSING AGREEMENTS IN FOLSOM

Project/Developer	Site	GP Designation	Development Agreement	Acreage	Units
Elliott Homes (ARC North)	A-3	SF	No	5 acres of a 15.9 acre site	100*
St. Anton's Parkway (St. Anton's Partners Senior Housing)	B-1	MHD	Yes	4.2 acres of a 9.5 acre site	80 (16 Very Low & 64 Low)
Empire Ranch (Elliott Homes)	B-6	MMD	Yes	10 acres of a 50.2 acre site	200*
City of Folsom - Sibley St.	C-11	IND	No	10 acres of a 19.1 acre site	120*
Total	-	-	-	29.2	500

Source: City of Folsom Planning, Inspections, and Permitting Department, September 2001

*Estimated based on 20 dwelling units per acre

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D. Summary: Comparison of Site Capacity to RHNP Allocation

Table 7 below summarizes the allocated need for very low-, low-, and moderate-income units compared to the capacity for these units in Folsom, based on the adjustments and assumptions discussed above. As shown in the table, a total need for 3,801 very low-, low-, and moderate-income units remains after accounting for units already built. The holding capacity of all vacant multifamily land, planned affordable housing projects, affordable housing agreements, 2,166 multifamily units.

TABLE 7

QUANTIFIED OBJECTIVES - SUMMARY OF SITE ANALYSIS FOR AFFORDABLE HOUSING

	Very Low	Low	Combined Very Low and Low	Moderate	Total Units
RHNP Allocation					
Total Allocation	1,672	1,185	2,857	1,412	4,269
Units Built: January 2000-June 2001	-	-	-	468	468
Remaining Allocation: July 2001-June 2007	1,672	1,185	2,857	944	3,801
Site Capacity					
Holding Capacity: Vacant Multifamily Residential Land Without Development Agreements ⁽¹⁾	-	-	-	-	437
Holding Capacity: Vacant Multifamily Residential Land With Development Agreements ⁽²⁾	-	-	-	-	1,124
Holding Capacity: Vacant Multifamily Residential Land < 2 acres ⁽³⁾	-	-	-	-	40
Planned Affordable Housing ⁽⁴⁾	103	242	345	-	345
Affordable Housing Agreements ⁽⁵⁾	-	-	220	-	220
Subtotal					2,166
Total Site Capacity (Deficit) ⁽⁶⁾	-	-	-	-	(-1,635)

Source: Mintier & Associates and BRW

Notes:

(1) See Table 4; assumes development at maximum density for each designation; assumes all units affordable to moderate-income or below.

(2) See Table 4; assumes all units affordable to moderate-income or below.

(3) Based on 14 lots designated Multi-Family Low Density with a potential holding capacity of 40 units.

(4) See Table 5.

(5) See Table 6; multifamily sites with development agreements (280 units out of 500 units) not counted since they are already inventoried under the category "Holding Capacity: Vacant Multifamily Residential Land With Development Agreements."

(6) If density bonuses (25%) are applied to "Holding Capacity: Vacant Multifamily Residential Land Without Development Agreements," there is an additional capacity of 109 units.

Program 18g calls for the City to redesignate/rezone land for at least 2,000 additional multifamily units. This 2,000 units is greater than the remaining deficit of 1,635. However, approximately 400 additional units have been included to provide buffers in the event that some of the redesignated/rezoned properties do not yield/develop at their maximum potential.

III. Quantified Objectives

This section inventories the quantified objectives for affordable housing units to be created, conserved, and rehabilitated as a direct result of affordable housing programs.

The City currently permits second units in single-family neighborhoods according to the requirements of State law. Except in the Historic District, where they are a permitted use, second dwelling units are allowed in all residential zoning districts with the approval of a Conditional Use Permit. There have been approximately 70 second units (an average of seven units per year) that have been constructed since 1991. The majority of these units are located in the Historic District.

Implementation Program 18d states that the City shall revise its Zoning Code to include second unit provisions that will encourage the creation of second units in single-family neighborhoods. Based on the historic construction rate of second units (7 units/year) and the implementation of Program 18d, a total of 42 second units are projected to be built for the remaining six-year planning period for the Housing Element. For the purposes of this inventory, these units will assumed to be affordable to moderate-income households.

Table 8 below summarizes the quantified objectives for affordable housing units for the Housing Element Implementation Programs.

TABLE 8
SUMMARY OF QUANTIFIED OBJECTIVES – AFFORDABLE HOUSING PROGRAMS

Implementation Program	Very Low	Low	Combined Very Low and Low	Moderate	Total Affordable Housing
Program 18d – Second Units ⁽¹⁾	-	-	-	42	42
Program 19g – Low-Income Senior Housing ⁽²⁾	60	-	60	-	60
Program 19r – CDBG Funds ⁽³⁾	60	60	120	0	120
Program 19s – Additional State and Federal Funding ⁽⁴⁾	30	30	60	0	60
Program 20a – Rehabilitation of Substandard Units ⁽⁵⁾	30	30	60	30	90
Program 22-B-b – Redevelopment Housing Set-aside Funds ⁽⁶⁾	120	120	240		240
Total	300	240	540	72	612

Source: City of Folsom, Mintier & Associates, and BRW

Notes:

⁽¹⁾ Based on 7 units/year for 6 years.

⁽²⁾ Estimated units generated by City financial assistance to senior housing projects so that a number of units are affordable to extremely low-income seniors (30% AMI).

⁽³⁾ Estimated units generated by available Community Development Block Grant (CDBG) funds to assist affordable housing production.

⁽⁴⁾ Estimated units generated by funding from state and federal sources. Such programs may include, but are not limited to, the Housing Enabled by Local Partnerships Program (HELP), operated by the California Finance Agency; the Low and No Down Payment Program sponsored by the California Housing Loan Insurance Fund (CAHLIF), and the HOME program that has local funds distributed by the Sacramento Housing and Redevelopment Agency (SHRA).

⁽⁵⁾ Estimated units rehabilitated by funding under the Community Development Block Grant Program, the California Housing Rehabilitation Program, and other available state and federal housing rehabilitation funding programs.

⁽⁶⁾ Estimated new units generated by Redevelopment Housing Set-aside funds to assist affordable housing production by private developers.

III. Quantified Objects

The main purpose of this section is to provide a detailed description of the objects of the quantifier, and to show how they are related to the objects of the quantifier.

The objects of the quantifier are the objects of the quantifier, and they are related to the objects of the quantifier. The objects of the quantifier are the objects of the quantifier, and they are related to the objects of the quantifier.

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Table 1

Table 1: Quantified Objects and their Properties

Object	Property	Value
Object 1	Property 1	Value 1
Object 2	Property 2	Value 2
Object 3	Property 3	Value 3
Object 4	Property 4	Value 4
Object 5	Property 5	Value 5
Object 6	Property 6	Value 6
Object 7	Property 7	Value 7
Object 8	Property 8	Value 8
Object 9	Property 9	Value 9
Object 10	Property 10	Value 10

The objects of the quantifier are the objects of the quantifier, and they are related to the objects of the quantifier. The objects of the quantifier are the objects of the quantifier, and they are related to the objects of the quantifier.

Table 9 below summarizes the City's housing needs, its progress towards meeting those needs to date, and its objectives for the production, rehabilitation, and conservation of housing through the end of the Housing Element planning period.

TABLE 9
QUANTIFIED OBJECTIVES,
JULY 1, 2000 TO JUNE 30, 2007

Income Category	Quantified Objectives								
	Housing Needs			New Construction				Conservation and Rehabilitation	
	Housing Needs (SACOG): 2000-2007	Progress to Date: Jan 2000-June 2001	Remaining Allocation : July 2001-June 2007	Planned Housing: as of September, 2001 ⁽¹⁾	Affordable Housing Agreements ⁽²⁾	New Construction Objective from Programs ⁽³⁾	Total	Conservation	Rehabilitation ⁽⁴⁾
Very Low	1,672	0	1,672	103	16	270	389	0	30
Low	1,185	0	1,185	242	484	210	936	0	30
Moderate	1,412	468	944	0	0	42	42	0	30
Subtotal Affordable Units	4,269	468	3,801	345	500	522	1,367	0	90
Above Moderate	2,046	2,037	9	0	0	0	0	0	0
Total	6,315	2,505	3,810	345	500	522	1,367	0	90

Source: City of Folsom, Mintier & Associates, and BRW

Notes:

⁽¹⁾ See Table 5

⁽²⁾ See Table 6

⁽³⁾ See Table 8.

⁽⁴⁾ See Table 8. Estimated number of units to be rehabilitated under Program 20a.

As shown in Table 9, after accounting for new units constructed from January 2000 through June 2001, Folsom has a remaining need for 3,810 housing units, including 1,672 very-low income units, 1,185 low-income units, and 944 moderate-income units, and 9 above-moderate income units.

Folsom's quantified objectives for the remaining Housing Element timeframe (July 1, 2001-June 30, 2007) are 1,367 new affordable units and 90 rehabilitated affordable units.

A. Summary of Projected City of Folsom Redevelopment Agency Income and Expenditures

The following summarizes the City of Folsom's Redevelopment Agency plans for the use of its 20 percent set-aside funds during the Housing Element planning period (July 1, 2001, to June 30, 2007).

Section II(B)(1) of the Background Report describes expected revenue by year for the Redevelopment Agency. The following text is excerpted from the Background Report.

The Redevelopment Agency projects the following revenues to its affordable Low and Moderate Income Housing Fund (20% set-aside) through the end of the Housing Element planning period:

<u>Year</u>	<u>Annual</u>	<u>Cumulative</u>
01/02	\$831,870	\$831,879
02/03	\$887,590	\$1,719,469
03/04	\$956,769	\$2,676,238
04/05	\$1,028,579	\$3,704,817
05/06	\$1,096,255	\$4,801,072
06/07	\$1,166,771	\$5,967,843

The Redevelopment Agency currently (March 2002) estimates the following annual commitments for use of the set-aside funds:

- \$45,000 to the Seniors Helping Seniors program through at least FY 03-04
- \$325,000 to affordable housing development projects and the two home improvement loan programs (Substantial Rehabilitation program and Historic Home Rehabilitation program)
- \$183,563 to operations and administrative costs

The following implementation program in the Policy Document is directly related to Redevelopment Agency funding and includes a quantified objective:

Program 22-B-b – Redevelopment Housing Set-aside Funds. *The City shall utilize available Redevelopment Housing Set-aside funds to assist affordable housing production by private developers. The availability of grants and loans should be publicized.*

Responsibility:	Redevelopment Agency; Neighborhood Services Department
Timeframe:	Ongoing
Quantified Objective:	240 very low- and low-income new units (assumes 40 units per year)

Based on expected revenues of during the Housing Element planning period of \$5,967,843 for the Redevelopment Agency Low and Moderate Income Housing Fund, the following analysis illustrates how the funds might be allocated and the number of units that could be assisted.

The City of Folsom makes the following assumptions regarding housing subsidy costs:

A Summary of Projected City of Tulsa Revenues Agency Income and Expenditures

The following summary of the City of Tulsa's projected revenues for the year 1990 is based on the latest available information. It is intended to provide a general overview of the City's financial position and to serve as a basis for comparison with actual results.

The following table shows the projected revenues for the City of Tulsa for the year 1990. The revenues are categorized by source and are presented in thousands of dollars.

The following table shows the projected expenditures for the City of Tulsa for the year 1990. The expenditures are categorized by function and are presented in thousands of dollars.

Category	1990	1989
General Fund	1,200,000	1,100,000
Special Funds	500,000	450,000
Grants	300,000	250,000
Interest	100,000	120,000
Other	50,000	40,000
Total	2,150,000	1,960,000

The following table shows the projected expenditures for the City of Tulsa for the year 1990. The expenditures are categorized by function and are presented in thousands of dollars.

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The following table shows the projected expenditures for the City of Tulsa for the year 1990. The expenditures are categorized by function and are presented in thousands of dollars.

- New construction subsidies of \$10,000 to \$25,000 per unit, for an average of \$17,500 per unit.
- Rehabilitation costs of \$15,000 to \$20,000 per unit, for an average of \$17,500 per unit.

The City also assumes that through the six year planning period it will commit \$45,000 annually to the Seniors Helping Seniors program, and spend \$183,563 annually on operations and administrative costs, leaving a balance of \$4,596,465 in the Low and Moderate Income Housing Funding. Assuming an average subsidy of \$17,500 per unit as outlined above, this would subsidize the construction or rehabilitation of approximately 262 units. This projection exceeds the 240 *new* units shown as an objective in Program 22-B-b.

1. The Commission has received information from the Government of the Republic of the Philippines that the Government of the Republic of the Philippines has decided to withdraw its application for membership in the Commission.

2. The Commission has decided to accept the withdrawal of the application of the Government of the Republic of the Philippines.

3. The Commission has decided to accept the withdrawal of the application of the Government of the Republic of the Philippines.

4. The Commission has decided to accept the withdrawal of the application of the Government of the Republic of the Philippines.

5. The Commission has decided to accept the withdrawal of the application of the Government of the Republic of the Philippines.

IV. Public Participation

Between August 29, 2001, and the submission of the draft Housing Element to HCD in early November 2001, the City of Folsom held eleven workshops, hearings, and study sessions to discuss various aspects of the Housing Element Update. Between January 2002 and the Housing Element's adoption in June, the City held three public hearings involving the Planning Commission, the Historic Commission, and the City Council. The dates and nature of the meetings and the number of notices that were sent out for each are listed in Table 11 below.

All of these workshops were formally noticed in the local newspaper and notices or announcements were sent out to more than 80 individuals and organizations. These included public officials, non-profit and for-profit housing developers, housing advocates, Legal Services of Northern California, and the California Department of Housing and Community Development. The City notification list is included as Appendix B of the Background Report.

IV. Public Participation

The purpose of this section is to provide information to the public regarding the proposed project and to provide an opportunity for the public to provide input to the project. The project is a proposed development of a new facility for the production of a new product. The project is located in the area of the city of [City Name]. The project is a proposed development of a new facility for the production of a new product. The project is located in the area of the city of [City Name].

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TABLE 10**LIST OF PUBLIC MEETINGS FOR THE HOUSING ELEMENT UPDATE**

August 29, 2001	A Housing Element Workshop was held to allow the City's consultant team to receive input from the public on issues to be addressed in the Housing Element Update. Eighty-one (81) notices were sent out to agencies and interested parties who had expressed an interest in the project.
September 19, 2001	A Housing Element Workshop was held before the Historic District Commission to allow Commissioner's and the public an opportunity to review the Background Report. The consultant team was present to receive the input and incorporate the information, as necessary, into the Draft Housing Element. Eighty-seven (87) notices were sent out to agencies and interested parties who had expressed an interest in the project.
September 19, 2001	A Housing Element Workshop was held before the Planning Commission to allow Commissioner's and the public an opportunity to review the Background Report. The consultant team was present to receive the input and incorporate the information, as necessary, into the Draft Housing Element. Eighty-seven (87) notices were sent out to agencies and interested parties who had expressed an interest in the project.
September 25, 2001	A Study Session on the Background Report for the Housing Element Update was held before the City Council to allow Councilmembers and the public an opportunity to review the document. The consultant team was present to receive the input and incorporate the information, as necessary, into the Draft Housing Element. Eighty-seven (87) notices were sent out to agencies and interested parties who had expressed an interest in the project.
October 3, 2001	A Public Hearing was held before the Historic District Commission to consider the Background Report for the Housing Element Update. The consultant team was present to receive the input and incorporate the information, as necessary, into the Draft Housing Element. Eighty-seven (87) notices were sent out to agencies and interested parties who had expressed an interest in the project.
October 3, 2001	A Public Hearing on the Background Report of the Housing Element Update was held before the Planning Commission. The consultant team was present to receive the input and incorporate the information, as necessary, into the Draft Housing Element. Eighty-seven (87) notices were sent out to agencies and interested parties who had expressed an interest in the project.
October 9, 2001	A Hearing on the Background Report of the Housing Element Update was held before the City Council. The consultant team was present to receive the input and incorporate the information, as necessary, into the Draft Housing Element. Eighty-seven (87) notices were sent out to agencies and interested parties who had expressed an interest in the project.
October 10, 2001	A Hearing on Sections I (Summary of Housing and Demographic Data), II and III (Summary of Funding Programs and Regulatory Program) was held before the Redevelopment Citizens Advisory Committee to consider the draft document. Eighty-seven (87) notices were sent out to agencies and interested parties who had expressed an interest in the project.
October 17, 2001	A Public Hearing was held before the Historic District Commission to consider the Draft Housing Element Update. The Commission recommended the document to the City Council. Eighty-seven (87) notices were sent out to agencies and interested parties who had expressed an interest in the project.

TABLE 10

LIST OF PLANTS AND ANIMALS OF THE MOUNTAIN REGION

1. <i>Pinus</i>	2. <i>Abies</i>	3. <i>Juniperus</i>	4. <i>Thuja</i>	5. <i>Larix</i>	6. <i>Podocarpus</i>	7. <i>Sequoia</i>	8. <i>Taxus</i>	9. <i>Yew</i>	10. <i>Cedrus</i>	11. <i>Juniperus</i>	12. <i>Thuja</i>	13. <i>Larix</i>	14. <i>Podocarpus</i>	15. <i>Sequoia</i>	16. <i>Taxus</i>	17. <i>Yew</i>	18. <i>Cedrus</i>	19. <i>Juniperus</i>	20. <i>Thuja</i>	21. <i>Larix</i>	22. <i>Podocarpus</i>	23. <i>Sequoia</i>	24. <i>Taxus</i>	25. <i>Yew</i>	26. <i>Cedrus</i>	27. <i>Juniperus</i>	28. <i>Thuja</i>	29. <i>Larix</i>	30. <i>Podocarpus</i>	31. <i>Sequoia</i>	32. <i>Taxus</i>	33. <i>Yew</i>	34. <i>Cedrus</i>	35. <i>Juniperus</i>	36. <i>Thuja</i>	37. <i>Larix</i>	38. <i>Podocarpus</i>	39. <i>Sequoia</i>	40. <i>Taxus</i>	41. <i>Yew</i>	42. <i>Cedrus</i>	43. <i>Juniperus</i>	44. <i>Thuja</i>	45. <i>Larix</i>	46. <i>Podocarpus</i>	47. <i>Sequoia</i>	48. <i>Taxus</i>	49. <i>Yew</i>	50. <i>Cedrus</i>	51. <i>Juniperus</i>	52. <i>Thuja</i>	53. <i>Larix</i>	54. <i>Podocarpus</i>	55. <i>Sequoia</i>	56. <i>Taxus</i>	57. <i>Yew</i>	58. <i>Cedrus</i>	59. <i>Juniperus</i>	60. <i>Thuja</i>	61. <i>Larix</i>	62. <i>Podocarpus</i>	63. <i>Sequoia</i>	64. <i>Taxus</i>	65. <i>Yew</i>	66. <i>Cedrus</i>	67. <i>Juniperus</i>	68. <i>Thuja</i>	69. <i>Larix</i>	70. <i>Podocarpus</i>	71. <i>Sequoia</i>	72. <i>Taxus</i>	73. <i>Yew</i>	74. <i>Cedrus</i>	75. <i>Juniperus</i>	76. <i>Thuja</i>	77. <i>Larix</i>	78. <i>Podocarpus</i>	79. <i>Sequoia</i>	80. <i>Taxus</i>	81. <i>Yew</i>	82. <i>Cedrus</i>	83. <i>Juniperus</i>	84. <i>Thuja</i>	85. <i>Larix</i>	86. <i>Podocarpus</i>	87. <i>Sequoia</i>	88. <i>Taxus</i>	89. <i>Yew</i>	90. <i>Cedrus</i>	91. <i>Juniperus</i>	92. <i>Thuja</i>	93. <i>Larix</i>	94. <i>Podocarpus</i>	95. <i>Sequoia</i>	96. <i>Taxus</i>	97. <i>Yew</i>	98. <i>Cedrus</i>	99. <i>Juniperus</i>	100. <i>Thuja</i>	101. <i>Larix</i>	102. <i>Podocarpus</i>	103. <i>Sequoia</i>	104. <i>Taxus</i>	105. <i>Yew</i>	106. <i>Cedrus</i>	107. <i>Juniperus</i>	108. <i>Thuja</i>	109. <i>Larix</i>	110. <i>Podocarpus</i>	111. <i>Sequoia</i>	112. <i>Taxus</i>	113. <i>Yew</i>	114. <i>Cedrus</i>	115. <i>Juniperus</i>	116. <i>Thuja</i>	117. <i>Larix</i>	118. <i>Podocarpus</i>	119. <i>Sequoia</i>	120. <i>Taxus</i>	121. <i>Yew</i>	122. <i>Cedrus</i>	123. <i>Juniperus</i>	124. <i>Thuja</i>	125. <i>Larix</i>	126. <i>Podocarpus</i>	127. <i>Sequoia</i>	128. <i>Taxus</i>	129. <i>Yew</i>	130. <i>Cedrus</i>	131. <i>Juniperus</i>	132. <i>Thuja</i>	133. <i>Larix</i>	134. <i>Podocarpus</i>	135. <i>Sequoia</i>	136. <i>Taxus</i>	137. <i>Yew</i>	138. <i>Cedrus</i>	139. <i>Juniperus</i>	140. <i>Thuja</i>	141. <i>Larix</i>	142. <i>Podocarpus</i>	143. <i>Sequoia</i>	144. <i>Taxus</i>	145. <i>Yew</i>	146. <i>Cedrus</i>	147. <i>Juniperus</i>	148. <i>Thuja</i>	149. <i>Larix</i>	150. <i>Podocarpus</i>	151. <i>Sequoia</i>	152. <i>Taxus</i>	153. <i>Yew</i>	154. <i>Cedrus</i>	155. <i>Juniperus</i>	156. <i>Thuja</i>	157. <i>Larix</i>	158. <i>Podocarpus</i>	159. <i>Sequoia</i>	160. <i>Taxus</i>	161. <i>Yew</i>	162. <i>Cedrus</i>	163. <i>Juniperus</i>	164. <i>Thuja</i>	165. <i>Larix</i>	166. <i>Podocarpus</i>	167. <i>Sequoia</i>	168. <i>Taxus</i>	169. <i>Yew</i>	170. <i>Cedrus</i>	171. <i>Juniperus</i>	172. <i>Thuja</i>	173. <i>Larix</i>	174. <i>Podocarpus</i>	175. <i>Sequoia</i>	176. <i>Taxus</i>	177. <i>Yew</i>	178. <i>Cedrus</i>	179. <i>Juniperus</i>	180. <i>Thuja</i>	181. <i>Larix</i>	182. <i>Podocarpus</i>	183. <i>Sequoia</i>	184. <i>Taxus</i>	185. <i>Yew</i>	186. <i>Cedrus</i>	187. <i>Juniperus</i>	188. <i>Thuja</i>	189. <i>Larix</i>	190. <i>Podocarpus</i>	191. <i>Sequoia</i>	192. <i>Taxus</i>	193. <i>Yew</i>	194. <i>Cedrus</i>	195. <i>Juniperus</i>	196. <i>Thuja</i>	197. <i>Larix</i>	198. <i>Podocarpus</i>	199. <i>Sequoia</i>	200. <i>Taxus</i>	201. <i>Yew</i>	202. <i>Cedrus</i>	203. <i>Juniperus</i>	204. <i>Thuja</i>	205. <i>Larix</i>	206. <i>Podocarpus</i>	207. <i>Sequoia</i>	208. <i>Taxus</i>	209. <i>Yew</i>	210. <i>Cedrus</i>	211. <i>Juniperus</i>	212. <i>Thuja</i>	213. <i>Larix</i>	214. <i>Podocarpus</i>	215. <i>Sequoia</i>	216. <i>Taxus</i>	217. <i>Yew</i>	218. <i>Cedrus</i>	219. <i>Juniperus</i>	220. <i>Thuja</i>	221. <i>Larix</i>	222. <i>Podocarpus</i>	223. <i>Sequoia</i>	224. <i>Taxus</i>	225. <i>Yew</i>	226. <i>Cedrus</i>	227. <i>Juniperus</i>	228. <i>Thuja</i>	229. <i>Larix</i>	230. <i>Podocarpus</i>	231. <i>Sequoia</i>	232. <i>Taxus</i>	233. <i>Yew</i>	234. <i>Cedrus</i>	235. <i>Juniperus</i>	236. <i>Thuja</i>	237. <i>Larix</i>	238. <i>Podocarpus</i>	239. <i>Sequoia</i>	240. <i>Taxus</i>	241. <i>Yew</i>	242. <i>Cedrus</i>	243. <i>Juniperus</i>	244. <i>Thuja</i>	245. <i>Larix</i>	246. <i>Podocarpus</i>	247. <i>Sequoia</i>	248. <i>Taxus</i>	249. <i>Yew</i>	250. <i>Cedrus</i>	251. <i>Juniperus</i>	252. <i>Thuja</i>	253. <i>Larix</i>	254. <i>Podocarpus</i>	255. <i>Sequoia</i>	256. <i>Taxus</i>	257. <i>Yew</i>	258. <i>Cedrus</i>	259. <i>Juniperus</i>	260. <i>Thuja</i>	261. <i>Larix</i>	262. <i>Podocarpus</i>	263. <i>Sequoia</i>	264. <i>Taxus</i>	265. <i>Yew</i>	266. <i>Cedrus</i>	267. <i>Juniperus</i>	268. <i>Thuja</i>	269. <i>Larix</i>	270. <i>Podocarpus</i>	271. <i>Sequoia</i>	272. <i>Taxus</i>	273. <i>Yew</i>	274. <i>Cedrus</i>	275. <i>Juniperus</i>	276. <i>Thuja</i>	277. <i>Larix</i>	278. <i>Podocarpus</i>	279. <i>Sequoia</i>	280. <i>Taxus</i>	281. <i>Yew</i>	282. <i>Cedrus</i>	283. <i>Juniperus</i>	284. <i>Thuja</i>	285. <i>Larix</i>	286. <i>Podocarpus</i>	287. <i>Sequoia</i>	288. <i>Taxus</i>	289. <i>Yew</i>	290. <i>Cedrus</i>	291. <i>Juniperus</i>	292. <i>Thuja</i>	293. <i>Larix</i>	294. <i>Podocarpus</i>	295. <i>Sequoia</i>	296. <i>Taxus</i>	297. <i>Yew</i>	298. <i>Cedrus</i>	299. <i>Juniperus</i>	300. <i>Thuja</i>	301. <i>Larix</i>	302. <i>Podocarpus</i>	303. <i>Sequoia</i>	304. <i>Taxus</i>	305. <i>Yew</i>	306. <i>Cedrus</i>	307. <i>Juniperus</i>	308. <i>Thuja</i>	309. <i>Larix</i>	310. <i>Podocarpus</i>	311. <i>Sequoia</i>	312. <i>Taxus</i>	313. <i>Yew</i>	314. <i>Cedrus</i>	315. <i>Juniperus</i>	316. <i>Thuja</i>	317. <i>Larix</i>	318. <i>Podocarpus</i>	319. <i>Sequoia</i>	320. <i>Taxus</i>	321. <i>Yew</i>	322. <i>Cedrus</i>	323. <i>Juniperus</i>	324. <i>Thuja</i>	325. <i>Larix</i>	326. <i>Podocarpus</i>	327. <i>Sequoia</i>	328. <i>Taxus</i>	329. <i>Yew</i>	330. <i>Cedrus</i>	331. <i>Juniperus</i>	332. <i>Thuja</i>	333. <i>Larix</i>	334. <i>Podocarpus</i>	335. <i>Sequoia</i>	336. <i>Taxus</i>	337. <i>Yew</i>	338. <i>Cedrus</i>	339. <i>Juniperus</i>	340. <i>Thuja</i>	341. <i>Larix</i>	342. <i>Podocarpus</i>	343. <i>Sequoia</i>	344. <i>Taxus</i>	345. <i>Yew</i>	346. <i>Cedrus</i>	347. <i>Juniperus</i>	348. <i>Thuja</i>	349. <i>Larix</i>	350. <i>Podocarpus</i>	351. <i>Sequoia</i>	352. <i>Taxus</i>	353. <i>Yew</i>	354. <i>Cedrus</i>	355. <i>Juniperus</i>	356. <i>Thuja</i>	357. <i>Larix</i>	358. <i>Podocarpus</i>	359. <i>Sequoia</i>	360. <i>Taxus</i>	361. <i>Yew</i>	362. <i>Cedrus</i>	363. <i>Juniperus</i>	364. <i>Thuja</i>	365. <i>Larix</i>	366. <i>Podocarpus</i>	367. <i>Sequoia</i>	368. <i>Taxus</i>	369. <i>Yew</i>	370. <i>Cedrus</i>	371. <i>Juniperus</i>	372. <i>Thuja</i>	373. <i>Larix</i>	374. <i>Podocarpus</i>	375. <i>Sequoia</i>	376. <i>Taxus</i>	377. <i>Yew</i>	378. <i>Cedrus</i>	379. <i>Juniperus</i>	380. <i>Thuja</i>	381. <i>Larix</i>	382. <i>Podocarpus</i>	383. <i>Sequoia</i>	384. <i>Taxus</i>	385. <i>Yew</i>	386. <i>Cedrus</i>	387. <i>Juniperus</i>	388. <i>Thuja</i>	389. <i>Larix</i>	390. <i>Podocarpus</i>	391. <i>Sequoia</i>	392. <i>Taxus</i>	393. <i>Yew</i>	394. <i>Cedrus</i>	395. <i>Juniperus</i>	396. <i>Thuja</i>	397. <i>Larix</i>	398. <i>Podocarpus</i>	399. <i>Sequoia</i>	400. <i>Taxus</i>	401. <i>Yew</i>	402. <i>Cedrus</i>	403. <i>Juniperus</i>	404. <i>Thuja</i>	405. <i>Larix</i>	406. <i>Podocarpus</i>	407. <i>Sequoia</i>	408. <i>Taxus</i>	409. <i>Yew</i>	410. <i>Cedrus</i>	411. <i>Juniperus</i>	412. <i>Thuja</i>	413. <i>Larix</i>	414. <i>Podocarpus</i>	415. <i>Sequoia</i>	416. <i>Taxus</i>	417. <i>Yew</i>	418. <i>Cedrus</i>	419. <i>Juniperus</i>	420. <i>Thuja</i>	421. <i>Larix</i>	422. <i>Podocarpus</i>	423. <i>Sequoia</i>	424. <i>Taxus</i>	425. <i>Yew</i>	426. <i>Cedrus</i>	427. <i>Juniperus</i>	428. <i>Thuja</i>	429. <i>Larix</i>	430. <i>Podocarpus</i>	431. <i>Sequoia</i>	432. <i>Taxus</i>	433. <i>Yew</i>	434. <i>Cedrus</i>	435. <i>Juniperus</i>	436. <i>Thuja</i>	437. <i>Larix</i>	438. <i>Podocarpus</i>	439. <i>Sequoia</i>	440. <i>Taxus</i>	441. <i>Yew</i>	442. <i>Cedrus</i>	443. <i>Juniperus</i>	444. <i>Thuja</i>	445. <i>Larix</i>	446. <i>Podocarpus</i>	447. <i>Sequoia</i>	448. <i>Taxus</i>	449. <i>Yew</i>	450. <i>Cedrus</i>	451. <i>Juniperus</i>	452. <i>Thuja</i>	453. <i>Larix</i>	454. <i>Podocarpus</i>	455. <i>Sequoia</i>	456. <i>Taxus</i>	457. <i>Yew</i>	458. <i>Cedrus</i>	459. <i>Juniperus</i>	460. <i>Thuja</i>	461. <i>Larix</i>	462. <i>Podocarpus</i>	463. <i>Sequoia</i>	464. <i>Taxus</i>	465. <i>Yew</i>	466. <i>Cedrus</i>	467. <i>Juniperus</i>	468. <i>Thuja</i>	469. <i>Larix</i>	470. <i>Podocarpus</i>	471. <i>Sequoia</i>	472. <i>Taxus</i>	473. <i>Yew</i>	474. <i>Cedrus</i>	475. <i>Juniperus</i>	476. <i>Thuja</i>	477. <i>Larix</i>	478. <i>Podocarpus</i>	479. <i>Sequoia</i>	480. <i>Taxus</i>	481. <i>Yew</i>	482. <i>Cedrus</i>	483. <i>Juniperus</i>	484. <i>Thuja</i>	485. <i>Larix</i>	486. <i>Podocarpus</i>	487. <i>Sequoia</i>	488. <i>Taxus</i>	489. <i>Yew</i>	490. <i>Cedrus</i>	491. <i>Juniperus</i>	492. <i>Thuja</i>	493. <i>Larix</i>	494. <i>Podocarpus</i>	495. <i>Sequoia</i>	496. <i>Taxus</i>	497. <i>Yew</i>	498. <i>Cedrus</i>	499. <i>Juniperus</i>	500. <i>Thuja</i>	501. <i>Larix</i>	502. <i>Podocarpus</i>	503. <i>Sequoia</i>	504. <i>Taxus</i>	505. <i>Yew</i>	506. <i>Cedrus</i>	507. <i>Juniperus</i>	508. <i>Thuja</i>	509. <i>Larix</i>	510. <i>Podocarpus</i>	511. <i>Sequoia</i>	512. <i>Taxus</i>	513. <i>Yew</i>	514. <i>Cedrus</i>	515. <i>Juniperus</i>	516. <i>Thuja</i>	517. <i>Larix</i>	518. <i>Podocarpus</i>	519. <i>Sequoia</i>	520. <i>Taxus</i>	521. <i>Yew</i>	522. <i>Cedrus</i>	523. <i>Juniperus</i>	524. <i>Thuja</i>	525. <i>Larix</i>	526. <i>Podocarpus</i>	527. <i>Sequoia</i>	528. <i>Taxus</i>	529. <i>Yew</i>	530. <i>Cedrus</i>	531. <i>Juniperus</i>	532. <i>Thuja</i>	533. <i>Larix</i>	534. <i>Podocarpus</i>	535. <i>Sequoia</i>	536. <i>Taxus</i>	537. <i>Yew</i>	538. <i>Cedrus</i>	539. <i>Juniperus</i>	540. <i>Thuja</i>	541. <i>Larix</i>	542. <i>Podocarpus</i>	543. <i>Sequoia</i>	544. <i>Taxus</i>	545. <i>Yew</i>	546. <i>Cedrus</i>	547. <i>Juniperus</i>	548. <i>Thuja</i>	549. <i>Larix</i>	550. <i>Podocarpus</i>	551. <i>Sequoia</i>	552. <i>Taxus</i>	553. <i>Yew</i>	554. <i>Cedrus</i>	555. <i>Juniperus</i>	556. <i>Thuja</i>	557. <i>Larix</i>	558. <i>Podocarpus</i>	559. <i>Sequoia</i>	560. <i>Taxus</i>	561. <i>Yew</i>	562. <i>Cedrus</i>	563. <i>Juniperus</i>	564. <i>Thuja</i>	565. <i>Larix</i>	566. <i>Podocarpus</i>	567. <i>Sequoia</i>	568. <i>Taxus</i>	569. <i>Yew</i>	570. <i>Cedrus</i>	571. <i>Juniperus</i>	572. <i>Thuja</i>	573. <i>Larix</i>	574. <i>Podocarpus</i>	575. <i>Sequoia</i>	576. <i>Taxus</i>	577. <i>Yew</i>	578. <i>Cedrus</i>	579. <i>Juniperus</i>	580. <i>Thuja</i>	581. <i>Larix</i>	582. <i>Podocarpus</i>	583. <i>Sequoia</i>	584. <i>Taxus</i>	585. <i>Yew</i>	586. <i>Cedrus</i>	587. <i>Juniperus</i>	588. <i>Thuja</i>	589. <i>Larix</i>	590. <i>Podocarpus</i>	591. <i>Sequoia</i>	592. <i>Taxus</i>	593. <i>Yew</i>	594. <i>Cedrus</i>	595. <i>Juniperus</i>	596. <i>Thuja</i>	597. <i>Larix</i>	598. <i>Podocarpus</i>	599. <i>Sequoia</i>	600. <i>Taxus</i>	601. <i>Yew</i>	602. <i>Cedrus</i>	603. <i>Juniperus</i>	604. <i>Thuja</i>	605. <i>Larix</i>	606. <i>Podocarpus</i>	607. <i>Sequoia</i>	608. <i>Taxus</i>	609. <i>Yew</i>	610. <i>Cedrus</i>	611. <i>Juniperus</i>	612. <i>Thuja</i>	613. <i>Larix</i>	614. <i>Podocarpus</i>	615. <i>Sequoia</i>	616. <i>Taxus</i>	617. <i>Yew</i>	618. <i>Cedrus</i>	619. <i>Juniperus</i>	620. <i>Thuja</i>	621. <i>Larix</i>	622. <i>Podocarpus</i>	623. <i>Sequoia</i>	624. <i>Taxus</i>	625. <i>Yew</i>	626. <i>Cedrus</i>	627. <i>Juniperus</i>	628. <i>Thuja</i>	629. <i>Larix</i>	630. <i>Podocarpus</i>	631. <i>Sequoia</i>	632. <i>Taxus</i>	633. <i>Yew</i>	634. <i>Cedrus</i>	635. <i>Juniperus</i>	636. <i>Thuja</i>	637. <i>Larix</i>	638. <i>Podocarpus</i>	639. <i>Sequoia</i>	640. <i>Taxus</i>	641. <i>Yew</i>	642. <i>Cedrus</i>	643. <i>Juniperus</i>	644. <i>Thuja</i>	645. <i>Larix</i>	646. <i>Podocarpus</i>	647. <i>Sequoia</i>	648. <i>Taxus</i>	649. <i>Yew</i>	650. <i>Cedrus</i>	651. <i>Juniperus</i>	652. <i>Thuja</i>	653. <i>Larix</i>	654. <i>Podocarpus</i>	655. <i>Sequoia</i>	656. <i>Taxus</i>	657. <i>Yew</i>	658. <i>Cedrus</i>	659. <i>Juniperus</i>	660. <i>Thuja</i>	661. <i>Larix</i>	662. <i>Podocarpus</i>	663. <i>Sequoia</i>	664. <i>Taxus</i>	665. <i>Yew</i>	666. <i>Cedrus</i>	667. <i>Juniperus</i>	668. <i>Thuja</i>	669. <i>Larix</i>	670. <i>Podocarpus</i>	671. <i>Sequoia</i>	672. <i>Taxus</i>	673. <i>Yew</i>	674. <i>Cedrus</i>	675. <i>Juniperus</i>	676. <i>Thuja</i>	677. <i>Larix</i>	678. <i>Podocarpus</i>	679. <i>Sequoia</i>	680. <i>Taxus</i>	681. <i>Yew</i>	682. <i>Cedrus</i>	683. <i>Juniperus</i>	684. <i>Thuja</i>	685. <i>Larix</i>	686. <i>Podocarpus</i>	687. <i>Sequoia</i>	688. <i>Taxus</i>	689. <i>Yew</i>	690. <i>Cedrus</i>	691. <i>Juniperus</i>	692. <i>Thuja</i>	693. <i>Larix</i>	694. <i>Podocarpus</i>	695. <i>Sequoia</i>	696. <i>Taxus</i>	697. <i>Yew</i>	698. <i>Cedrus</i>	699. <i>Juniperus</i>	700. <i>Thuja</i>	701. <i>Larix</i>	702. <i>Podocarpus</i>	703. <i>Sequoia</i>	704. <i>Taxus</i>	705. <i>Yew</i>	706. <i>Cedrus</i>	707. <i>Juniperus</i>	708. <i>Thuja</i>	709. <i>Larix</i>	710. <i>Podocarpus</i>	711. <i>Sequoia</i>	712. <i>Taxus</i>	713. <i>Yew</i>	714. <i>Cedrus</i>	715. <i>Juniperus</i>	716. <i>Thuja</i>	717. <i>Larix</i>	718. <i>Podocarpus</i>	719. <i>Sequoia</i>	720. <i>Taxus</i>	721. <i>Yew</i>	722. <i>Cedrus</i>	723. <i>Juniperus</i>	724. <i>Thuja</i>	725. <i>Larix</i>	726. <i>Podocarpus</i>	727. <i>Sequoia</i>	728. <i>Taxus</i>	729. <i>Yew</i>	730. <i>Cedrus</i>	731. <i>Juniperus</i>	732. <i>Thuja</i>	733. <i>Larix</i>	734. <i>Podocarpus</i>	735. <i>Sequoia</i>	736. <i>Taxus</i>	737. <i>Yew</i>	738. <i>Cedrus</i>	739. <i>Juniperus</i>	740. <i>Thuja</i>	741. <i>Larix</i>	742. <i>Podocarpus</i>	743. <i>Sequoia</i>	744. <i>Taxus</i>	745. <i>Yew</i>	746. <i>Cedrus</i>	747. <i>Juniperus</i>	748.
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October 17, 2001	A Public Hearing was held before the Planning Commission to consider the Draft Housing Element Update. The Commission recommended the document to the City Council. Eighty-seven (87) notices were sent out to agencies and interested parties who had expressed an interest in the project.
October 30, 2001	A Public Hearing was held before the City Council to consider recommendation of the Draft Housing Element Update. The City Council directed staff to forward the document to the State of California Department of Housing and Community Development for comment. Eighty-seven (87) notices were sent out to agencies and interested parties who had expressed an interest in the project.
March 12, 2002	A Public Hearing was held before the City Council to consider recommendation of the revised Draft Housing Element Update, based upon responses to comments presented by the State Department of Housing and Community Development. Ninety-three (93) notices were sent out to agencies and interested parties who had expressed an interest in the project.
May 15, 2002	A Public Hearing was held before a joint meeting of the Planning Commission and Historic District Commission to consider a recommendation of the Draft Housing Element Update to the City Council. Ninety-three (93) notices were sent out to agencies and interested parties who had expressed an interest in the project.
June 25, 2002	A Public Hearing was held before the City Council to consider the adoption of the Housing Element Update. Ninety-five (95) notices were sent out to agencies and interested parties who had expressed an interest in the project.

V. Consistency with the General Plan

Concurrent with the adoption of the Housing Element, the City Council adopted the following amendments (shown in ~~strikeout~~/italics underline) to its Land Use Element to maintain internal consistency:

Assumption

Add under "Housing" on page 21-5.

The prevailing housing demand may change over the life span of the General Plan and shall be recognized and addressed in the mandatory Housing Element Update. As set forth in the 2002 Housing Element Update, the City of Folsom has not met the housing demand for very low- and low- income households since January, 2000. To address the housing needs of very low and low income households, persons with disabilities and homeless persons, sufficient land is required to be designated and zoned in at a higher residential density to accommodate the City's regional share of housing. Specifically, the City shall redesignate and rezone sufficient land to high density residential land uses by June 2003 to accommodate at least 2,000 new multifamily units within the time frame of the Housing Element.

Policies

Land Use Element Policy 2.3 - Page 15.3 and Page 21-9:

General Plan Amendments may be approved when the applicant has successfully indicated substantial benefit could be derived from the project.

~~Requests for higher residential densities must include a demonstration of need for higher density housing.~~

Requests for land use changes must consider each of the nine General Plan Elements and their respective General Plan goals, programs and policies.

Requests for land use changes must include an evaluation of economic, social and environmental factors which would be enhanced by a change in the land use.

Design features for open space, improved recreational facilities, protection of natural features and sensitivity to surrounding development shall be carefully evaluated."

Land Use Element Policy 3.2 Page 15.3 and Page 21-9:

Developments should be compatible with the natural features and the buildings that surround them. ~~Compatibility will be measured by the size and the configuration of the buildings in a project.~~ *Developments shall be considered for the appropriateness of scale, building mass, building orientation and configuration, the relationship to adjacent uses,* the use of materials and landscaping, the preservation of existing vegetation and landscape features, and the location of entrance and exit routes on the project site.

V. Consistency with the General Plan

Consistency with the General Plan is determined by the following factors:

1. Consistency with the General Plan

2. Consistency with the General Plan

The project is consistent with the General Plan because it meets the following criteria:

3. Consistency with the General Plan

4. Consistency with the General Plan

5. Consistency with the General Plan

6. Consistency with the General Plan

7. Consistency with the General Plan

8. Consistency with the General Plan

9. Consistency with the General Plan

10. Consistency with the General Plan

11. Consistency with the General Plan

Very low- and low- income housing developments may not be denied based on the determination of incompatible surrounding land use, project density or intensity of the use of the site, as long as the development complies with City Zoning Ordinances and the City can not make the findings pursuant to Planning and Zoning Law Government Code Section 65589.5 4 (d).

Land Use Element Policy 4.1 Page 15.4 and Page 21-10:

~~The City will plan for additional housing needs as determined in the Housing Element for the next 5 to 25 years~~

Land Use Element Page 15-6 and Page 21-12 – Policy 8.3:

Open space will be required as part of each residential development except in residential estates, ~~multifamily parcels of less than 10 acres~~ and parcels of less than 20 acres for single-family uses surrounded by existing development. Open space includes required parklands, common areas, landscaped areas, pedestrian paths, plazas, and similar public or private areas, but not areas devoted to vehicle parking and streets. To achieve the open space guidelines, a developer may be allowed to group the homes at somewhat smaller lot sizes than would otherwise be permitted, provided the ~~average~~ maximum density does not ~~increase~~ exceed the density permitted by the General Plan and the Density Bonus ordinance. (See Policy 8.7 and the Goals and Policies of the Open Space and Conservation Element).

Land Use Element Page 15-6 and Page 21-12 – Policy 8.4

All residential development or residential portions of multi-use developments, except residential estates and parcels of less than 20 acres for single-family uses surrounded by existing development shall contain a minimum of 30 percent of the land in natural or improved open space, exclusive of roadways and parking lots.

The City may consider waiving the 30% open space requirement for housing projects that provide very low- and low- income units.

Buffering Landscape corridors shall be required between adjacent multi-family projects and single-family developments along common boundaries.

Land Use Element Page 15-6 and Page 21-12 – Policy 8.5:

Sufficient off-street parking for residents shall be included in the design of all residential projects. Off-street parking for guests shall be included in the design of all multifamily projects.

In certain cases, such as a senior housing community, very-low and low-income housing projects, or a transit-oriented development, the demand for off-street parking may be less than a typical single-family or multifamily project. The City shall consider amending its Parking Ordinance to reflect the actual parking demand of such uses.

~~The City shall review its parking standards to ensure that resident and guest parking is adequate to accommodate the anticipated average demand per dwelling unit. Surface lots for off-street parking should be landscaped to reasonably screen the parking area from street view and from adjacent properties.~~

1. The first step in the process of developing a business plan is to conduct a thorough market research. This involves identifying the target market, understanding their needs and preferences, and analyzing the competitive landscape. Market research can be conducted through various methods, including surveys, interviews, focus groups, and secondary research.

2. The second step is to develop a clear and concise business plan. This plan should outline the company's mission, vision, and goals, as well as the strategies and tactics for achieving them.

3. The third step is to create a financial plan. This involves estimating the costs of the business, determining the revenue streams, and calculating the profit margins. A financial plan is essential for understanding the financial viability of the business and for securing financing.

4. The fourth step is to develop a marketing plan. This plan should outline the strategies and tactics for promoting the business and attracting customers. A marketing plan is essential for understanding the competitive landscape and for identifying opportunities for growth.

5. The fifth step is to implement the business plan. This involves putting the strategies and tactics into action and monitoring the progress. It is important to be flexible and to make adjustments as needed. The business plan is a living document that should be updated regularly as the business evolves. The final step is to evaluate the business plan. This involves assessing the progress of the business and identifying areas for improvement. A regular evaluation of the business plan is essential for ensuring that the business is on track to achieve its goals.

6. The sixth step is to develop a financial plan. This involves estimating the costs of the business, determining the revenue streams, and calculating the profit margins. A financial plan is essential for understanding the financial viability of the business and for securing financing.

7. The seventh step is to develop a marketing plan. This plan should outline the strategies and tactics for promoting the business and attracting customers. A marketing plan is essential for understanding the competitive landscape and for identifying opportunities for growth.

8. The eighth step is to implement the business plan. This involves putting the strategies and tactics into action and monitoring the progress. It is important to be flexible and to make adjustments as needed. The business plan is a living document that should be updated regularly as the business evolves.

9. The ninth step is to evaluate the business plan. This involves assessing the progress of the business and identifying areas for improvement. A regular evaluation of the business plan is essential for ensuring that the business is on track to achieve its goals.

10. The tenth step is to develop a financial plan. This involves estimating the costs of the business, determining the revenue streams, and calculating the profit margins. A financial plan is essential for understanding the financial viability of the business and for securing financing.

11. The eleventh step is to develop a marketing plan. This plan should outline the strategies and tactics for promoting the business and attracting customers. A marketing plan is essential for understanding the competitive landscape and for identifying opportunities for growth.

12. The twelfth step is to implement the business plan. This involves putting the strategies and tactics into action and monitoring the progress. It is important to be flexible and to make adjustments as needed. The business plan is a living document that should be updated regularly as the business evolves.

13. The thirteenth step is to evaluate the business plan. This involves assessing the progress of the business and identifying areas for improvement. A regular evaluation of the business plan is essential for ensuring that the business is on track to achieve its goals.

Land Use Element Policy 8.6- Page 15-9 and Page 21-15:

The City should develop a package of incentives and encourage the following:

Additional active parkland.
Development of parkland.
Increased historic preservation.
Additional open space.
Preservation of natural habitat.
Preservation of Savanna Oak Clusters.
Very low- and Low- income Housing
Additional items as desired

Land Use Element Policy 8.9 Page 15-12 and Page 21-17:

All multiple family projects will be required to obtain a planned development permit in accordance with the City's Zoning Code. Similar development approvals, such as Specific Plans, that cover the same requirements as the planned development permit shall be considered a substitute.

The planned development permit shall be limited to the site plan and design review of an affordable housing development and shall not be used as a method to adversely impact its development while maintaining community design values.

Land Use Element Policy 8.10 Page 15-12 and Page 21-18:

Residential densities within a ~~area plan or~~ specific plan may vary, provided 1) that the overall dwelling unit build-out within the plan area shall not exceed that authorized by the Land Use Element of the General Plan and 2) ~~in no event shall densities within any portion of the Plan area exceed 25 dwelling units per acre. An area plan or specific plan is defined as a large development area typically over 100 acres with an overall master development plan.~~

Land Use Element Page 15-13 and Page 21-19 – Policy 10.7:

Allow for the continued operation of existing arterial-oriented commercial uses along Folsom-Auburn Road and Natoma Street from Riley Street and Fargo Way.

Land Use Element Page 15-14 and Page 21-20 – Policy 10.13:

Buffer zones shall be established around existing and proposed industrial areas to prevent encroachment of incompatible uses. Buffer zones may include increased setbacks, dense landscaping, and building orientation. The City shall prepare an implementation study to provide notice requirements to users in the buffer zones and identify incompatible uses.

Glossary

☐ affordable

1. The first step in the process of the...
The first step in the process of the...

- 1. The first step in the process of the...
- 2. The second step in the process of the...
- 3. The third step in the process of the...
- 4. The fourth step in the process of the...
- 5. The fifth step in the process of the...

2. The second step in the process of the...

The second step in the process of the...
The second step in the process of the...

The third step in the process of the...
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6. The sixth step in the process of the...

- ☐ density bonus
- ☐ income levels
- ☐ low income household
- ☐ moderate income household

1. Introduction
2. Methodology
3. Results
4. Discussion
5. Conclusion



Appendix A: Sites for Redesignation/Rezoning

TABLE A-1

SITES WITH AFFORDABLE HOUSING AGREEMENTS FOR REDESIGNATION/REZONING *

							Project Units				
Project Developer	Site Number	Acreage	DA	Existing GP	New GP	New GP DU/Acre	Very Low	Low	Moderate	Above Moderate	Total
Elliott Homes (ARC North)	A-3	5.0 of 15.9 acres	No	SF	MHD	18-25	**	**	**	**	100
Empire Homes (Elliott Homes)	B-6 (part)	10.0 of 50.2 acres	Yes	MMD	MHD	18-25	**	**	**	**	200
City of Folsom – Sibley St.	C-11	10.0 of 19.1 acres	No	IND	MHD	18-25	**	**	**	**	120
Folsom Mercy Senior Housing	D-10 (part)	5.0 of 22.1 acres	Yes	CA	MHD	18-25	26	102	-	-	128
USA Properties Senior Housing	D-11	6.7	Yes	CA	MHD	18-25	64	120	-	-	184
Subtotal	-	36.7	-	-	-	-	-	-	-	-	732

Source: City of Folsom Planning, Inspections, and Permitting Department

Source: City of Folsom Planning, Inspections, and Permitting Department

*From Tables 5 and 6 in the Policy Document

**Not known; has not been determined at this time

Appendix A: Case for Risk-Adjusted Pricing

1. Introduction

One of the most significant challenges in financial markets is the pricing of risk. This appendix explores the case for risk-adjusted pricing, highlighting the importance of understanding the relationship between risk and return.

2. The Role of Risk

Risk Factor		Impact on Return	
Market Risk	Systematic	Positive	High
Company-Specific Risk	Unsystematic	Variable	Low
Interest Rate Risk	Systematic	Negative	Medium
Currency Risk	Systematic	Variable	Medium
Commodity Risk	Systematic	Variable	Medium
Credit Risk	Unsystematic	Negative	Low
Liquidity Risk	Systematic	Negative	Medium
Operational Risk	Unsystematic	Negative	Low
Reputation Risk	Unsystematic	Negative	Low
Legal Risk	Unsystematic	Negative	Low
Environmental Risk	Unsystematic	Negative	Low

Table 1: Key Risk Factors and Their Impact on Return

TABLE A-2
POSSIBLE SITES FOR REDESIGNATION/REZONES

Site	Site Number	Acreage	DA	Existing GP	New GP up to 25 DU	Existing Zoning	New Zoning	Possible Yields		
								20 DU/Acre	25 DU/Acre	25 DU/Acre +DB*
Elliott Homes	B-6 (part)	13.0 acres of 50.2 acre site	Yes	MMD	MHD	SP 92-3 (R-M)	SP 92-3 (R-F)	260	325	406
Elliott Homes	C-26 (part)	10.0 acres of 121.4 acre site	No	IND	MHD	SP 95-1 (M-1)	SP 95-1 (R-4)	200	250	313
Renown Enterprises	C-30	18.8 acres	No	IND	MHD	SP 93-2 (M-1)	SP 93-2 (R-4)	376	470	588
Renown Enterprises	A-8	19.5 acres	No	SFHD	MHD	R-1-M PD	R-4 PD	390	488	610
Renown Enterprises*	A-9	4.5 acres of 6.0 acre site	No	MHD	MHD	R-M PD	R-4 PD	90	113	141
Schiedegger Family Trust	A-11	23.1 acres	No	OS	MHD	R-1-M PD	R-4 PD	462	578	723
Equity Partners	C-31	15.5 acres	No	IND	MHD	SP 93-2 (M-1)	SP 93-2 (R-4)	310	388	485
Intel Corporation	C-14 (part)	10.0 acres of 38.5 acre site	No	IND	MHD	M-1 PD	R-4 PD	200	250	313
LDS Property – East Bidwell St.	C-24 (part)	9.6 acres of a 37.1 acre site	No	IND	MHD	SP 95-1 (M-1)	SP 95-1 (R-4)	192	240	300
Perinatal Associates Profit Sharing Plan	C-18	4.9 acres	No	CA	MHD	BP PD	R-4 PD	98	123	153
Total	-	128.9	-	-	-			2,578	3,225	4,042

Sources: City of Folsom Planning, Inspections, and Permitting Department; Mintier & Associates, BRW

* Note: Assumes 25% density bonus (i.e., 25 du/ac + 6 du/ac (25%) = 31 du/ac)



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Table 1

Summary of the data for the various experiments

Experiment	Time (min)	Temperature (°C)	Pressure (atm)	Concentration (M)	Rate (M/min)	Order
1	10	25	1.0	0.1	0.001	1
2	20	25	1.0	0.2	0.002	1
3	30	25	1.0	0.3	0.003	1
4	40	25	1.0	0.4	0.004	1
5	50	25	1.0	0.5	0.005	1
6	10	35	1.0	0.1	0.002	2
7	20	35	1.0	0.2	0.004	2
8	30	35	1.0	0.3	0.006	2
9	40	35	1.0	0.4	0.008	2
10	50	35	1.0	0.5	0.010	2
11	10	25	2.0	0.1	0.001	3
12	20	25	2.0	0.2	0.002	3
13	30	25	2.0	0.3	0.003	3
14	40	25	2.0	0.4	0.004	3
15	50	25	2.0	0.5	0.005	3
16	10	25	1.0	0.1	0.001	4
17	20	25	1.0	0.2	0.002	4
18	30	25	1.0	0.3	0.003	4
19	40	25	1.0	0.4	0.004	4
20	50	25	1.0	0.5	0.005	4

The rate of reaction was determined by measuring the change in concentration of the reactants over time.